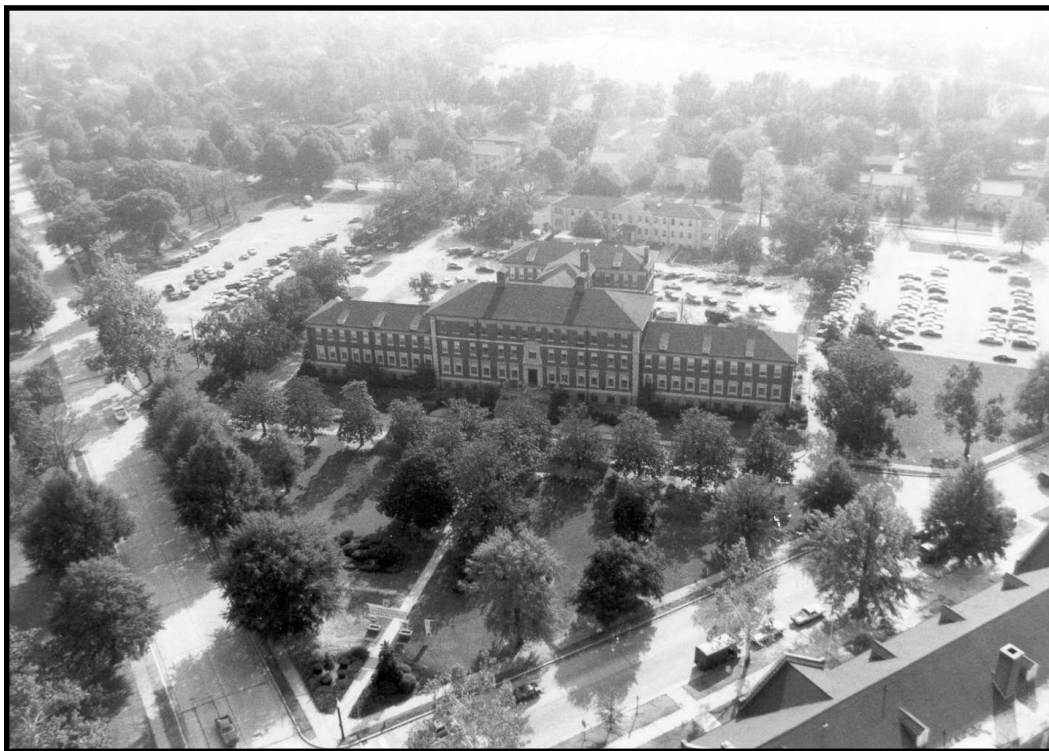


# Fort Bragg Old Post Historic District Design Guidelines



Cultural Resources Management Program  
Environmental Sustainment Division  
Directorate of Public Works  
Ft. Bragg, NC  
2007

*Cover design includes documentary postcards depicting "Greetings from Fort Bragg, NC",  
Officers' Club, and the Barracks at Fort Bragg.*



*Aerial Photograph of Post Headquarters, circa 1976*

*CRMP*

## **FORWARD**

The Old Post Historic District Design Guidelines (referred to as the OPDG throughout the document) is intended to serve the needs of those who live or work within the Old Post Historic District at Fort Bragg, North Carolina. The plan will assist residents, building managers, architects, contractors, and service technicians as a guide for the treatment of the buildings, structures, and landscape features within the Old Post Historic District.

The introduction provides a detailed background for the Old Post Historic District and the Design Guidelines including a brief history of Fort Bragg and the role of the Cultural Resources Management Program. In 1996, a National Register Documentation Form was prepared for the Main Post Historic District. Throughout its text, this document refers to the district as the Main Post with an alternate name of Old Post. For our purposes on Fort Bragg, this district is referred to as the Old Post Historic District (OPHD) and will be referred to as that throughout this document. Information regarding the legal requirements for the treatment of historic properties as well as the history of the Cultural Resources Management Program is included in the introduction. Chapter 2 discusses the legal requirements and why the Cultural Resources Management Program (CRMP) is on Fort Bragg. The next two chapters discuss the role of the Directorate of Public Works (DPW) and the involvement of other agencies in the process. The design guidelines begin in Chapter 5 with a description of the Old Post Historic District and its architecture. Chapter 6 contains detailed guidelines for the treatment of the community plan, landscape, buildings, and architectural features found in the Old Post Historic District. The appendices include a bibliography, local, state, and federal contacts, as well as a list of buildings in the historic district. These guidelines will serve as an important tool for the long-term stewardship of the Old Post Historic District.

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# 1 INTRODUCTION

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*Main Post Chapel*

## 1.1 Old Post Historic District Design Guidelines

This plan (OPDG) is the result of the XVIII Airborne Corps and Fort Bragg's Integrated Cultural Resource Management Plan (ICRMP) published in 2001. The ICRMP requires Fort Bragg to develop supplemental plans for the historic districts and historic buildings on post. The Old Post Master Plan (OPMP) provides specific information necessary for the use and maintenance of Fort Bragg's historic buildings located in the Old Post Historic District. The National Historic Preservation Act (NHPA) of 1966 (as amended 1992) established the national policy regarding historic preservation. As a result of that policy, the Secretary of the Interior established the standards for historic preservation and the standards for the treatment of historic buildings. *The Secretary of the Interior's Standards for the Treatment of Historic Buildings* define Preservation as, "The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property."

The Standards for Preservation include eight basic rules that are the framework for this document and most historic building design guidelines throughout the country. The Standards for Historic Preservation are as follows:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible,

identifiable upon close inspection, and properly documented for future research.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

There are three other standards by the Secretary of Interior including Standards for Rehabilitation, Standards for Restoration, and Standards for Reconstruction. All closely follow the guides for preservation, but the Design Guidelines section of this plan will take a closer look at the Standards for Rehabilitation.

The NHPA also provided the National Register of Historic Places, which is a list of districts, buildings, sites, and objects important to the nation's history administered by the National Park Service (NPS). Districts, sites, buildings, structures, and objects may be eligible under American history, architecture, archeology, engineering, and culture if they possess integrity of location, design, setting, materials, workmanship, feeling, and association and fall under at least one of the following criteria:

- Criteria A buildings that are associated with events that have made a significant contribution to the broad patterns of our history; or
- Criteria B buildings that are associated with the lives of persons significant in our past; or
- Criteria C buildings that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- Criteria D buildings have yielded, or may be likely to yield, information important in prehistory or history.

The National Register of Historic Places defines a district as possessing a significant concentration, linkage, or continuity of site, buildings, structures, or objects united historically or aesthetically by plan or physical development. Fort Bragg's Old Post Historic District falls under this definition and is eligible for the National Register of Historic Places under Criteria A for military history and Criteria C for architecture.



## **1.2 Cultural Resource Management**

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The mission of Fort Bragg's Cultural Resources Management Program (CRMP) is to facilitate the continued readiness training of Fort Bragg's Soldiers while ensuring compliance with Federal legislation and Army regulations intended to foster excellence in cultural resource stewardship. The CRMP will endeavor to integrate the legal requirements for historic preservation compliance with the planning and accomplishment of military training, construction, and other mission-essential activities, as well as provide guidance for real property and land use decisions on Fort Bragg. In conjunction with compliance activities, the CRMP will conduct research and analysis to contribute to the body of knowledge associated with the prehistoric and historical periods of the North Carolina Sandhills region and to facilitate interpretation through educational programming and exhibits of the historical significance of cultural resources and collections. The CRMP will strive to engender a sense of place representative of the region's 15,000-year human history with the goal of contributing to the quality of life for the military and regional communities.

The CRMP is also responsible for identifying, evaluating and protecting historically significant properties on Fort Bragg and Camp Mackall. Nearly eighty percent of the training lands have been surveyed for archaeological sites and almost all historic buildings and landscapes over fifty years of age have been evaluated. Currently, the CRMP manages over 4,000 archaeological sites, 362 historic buildings, 27 historic cemeteries and a Civil War battlefield. Through careful management policies and consultation with the State Historic Preservation Office, the Cultural Resource Program ensures these cultural resources are adequately maintained and preserved.

In 2001, the Integrated Cultural Resources Management Plan (ICRMP) was completed in response to the requirements of DoD Instruction 4715.3 and AR200-1. These plans are designed to integrate the installation's cultural resources program procedures with federal historic preservation laws and regulations, executive orders, presidential memoranda, regulations, and other requirements. The goal of the Cultural Resource Management Plan is to keep Fort Bragg compliant with local, state, and federal laws concerning Cultural Resources. The laws and compliance are discussed in Section 2.2 and 2.3. The ICRMP outlines the responsibilities and timeline for the management of cultural resources on Fort Bragg. The design guidelines will provide requirements and guidance for the treatment of buildings, materials, and features in the Old Post Historic District.

### 1.3 BRIEF HISTORY OF FORT BRAGG

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*Field Artillery Barns from Jackson Street, ca. 1939* CRMP

In 1918, the Field Artillery's search for an additional training center identified an ideal site near Fayetteville, North Carolina. On August 21, 1918 the War Department established Camp Bragg (named in honor of Captain Braxton Bragg, U.S.A., who rendered artillery signal service at the Battle of Buena Vista, Mexico) as its fifth field artillery training center. The following month construction started for a six brigade-firing center, later reduced to two brigades. The main cantonment area stood in what is now the Old Post Historic District. Wood-frame barracks, latrines, mess halls, administrative buildings, and stables soon covered the landscape. The 120,000 acre camp had a maximum population of 101 officers and 977 enlisted soldiers, plus nurses, and horses and mules.

Most of the cantonments closed with the World War I Armistice. In 1921, Camp Bragg made the closure list, but Brigadier General Alfred J. Bowley, post commander, lobbied hard to get the camp off the list noting that no other post had such good artillery training conditions. General Bowley succeeded and Camp Bragg remained open and became a permanent post. It was renamed Fort Bragg on September 30, 1922.

Congress enacted Public Law 45 in 1926, authorizing the Secretary of War to sell all or part of 43 military installations to fund the replacement of temporary World War I construction. This program funded new construction at a number of permanent installations. Additional construction funding came through the depression era works program, known as the Works Progress Administration (WPA).

The decision to construct a new Fort Bragg over a short time period allowed for design planning and a unique architectural unity. The Quartermaster Corps, responsible for construction, made Fort Bragg a self-contained community, not just a group

of buildings. Brigadier General Bowley forwarded layout plans and house designs to the Quartermaster Corps. These designs influenced the planners who reworked them to fit the advanced social planning theories of the day.

Major General B. Frank Cheatham, Quartermaster Corps Commander, brought together a distinguished group of engineers, landscape architects, and city planners to create a unified and utilitarian design that blended with the natural setting. The City Beautiful Movement promoted the application of classical French Beaux-Arts principles of landscape and urban design with grand streets, vistas of monumental buildings, classical ornamentation, and clear divisions of activities.

The planners drew the Fort Bragg layout to have the charm of the very best modern subdivisions and yet at the same time great efficiency. Building upon the 1919 linear layout, the adopted Beaux-Arts principles guided an orderly land plan that could integrate multiple buildings and functions into a unified overall pattern. Randolph Street became the major axis connecting Fort Bragg with the surrounding communities. The open green space at Randolph's terminus funnels traffic to the Officer's residential area and to the administrative/labor area. Macomb Street, another axis parallel and north of Randolph Street, became the administrative core of Fort Bragg. A polo field (parade ground) became the central focal point of the district. From the air the layout resembled a chevron with the parade ground in the center.

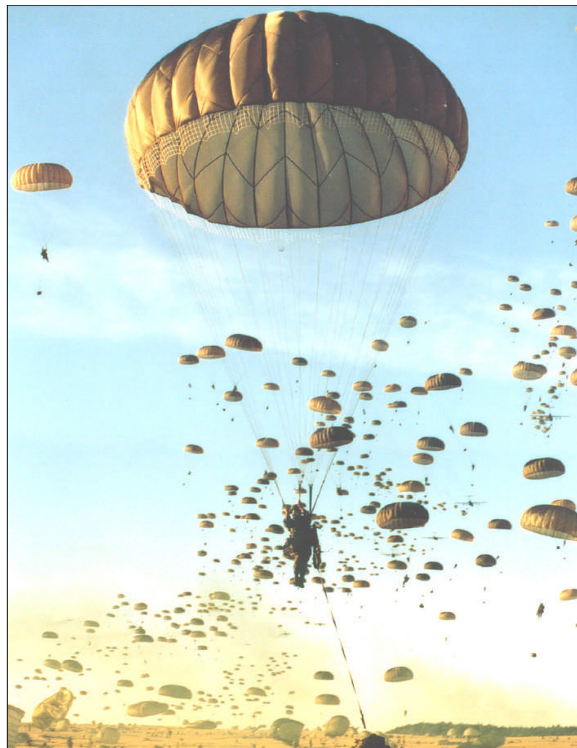
Two distinctive architectural styles dominate Fort Bragg's 1920s and 1930s post plan. Georgian Revival identified the northwest quadrant with its monumental steel-framed buildings clad in brick veneer. The side-gable roofs pierced with dormers, highly stylized entrances, and multi-paned windows along a major corridor combined order and classic design within a military setting. The southeast quadrant of the post plan, however, adopted a unique architectural approach for the southeastern United States. The Spanish Eclectic housing design, while following Quartermaster Standardized Plans, were most often utilized in the western United States. The buildings, constructed of ceramic tile faced with rough stucco, feature arched porches, paved patios and decorative tile ornamentation. The links between these two very different designs are the use of decorative rafter tails and terra-cotta tile roofs accented by copper gutters and downspouts.

The end of the 1930s marked completion of Fort Bragg's Post construction. However in 1939, expansion of the Army started what became a massive World War II construction program. The population increased from 5,400 to 67,000 by the summer of 1941. By August, the Army had erected 2,739 new wood-frame temporary buildings. Most of these temporary buildings were built outside of the Old Post Historic District and are currently in the process of demolition. During World War II, Fort Bragg was the training ground for the 9<sup>th</sup> Infantry Division, 2d Armored Division, 82<sup>nd</sup> Airborne Division, 100<sup>th</sup> Infantry Division, the 13<sup>th</sup>, 22<sup>nd</sup>, and 34<sup>th</sup> Artillery Brigades, and various groups from the 13<sup>th</sup> and 22<sup>nd</sup> Corps. The peak population at Fort Bragg during the war was 159,000. Fort Bragg became home to the 82<sup>nd</sup> Air-

borne Division upon its return from Europe on January 19, 1946.

The 82<sup>nd</sup> Airborne Division was the only large unit at Fort Bragg from the close of World War II to the opening of the Korean Conflict of 1950. During these years, the housing shortage on Post required the conversion of several unused barracks into family quarters. A trailer park was developed near the intersection of Butner and Reilly Roads to fill the need for housing. Finally between 1950 and 1951, the Wherry Act provided for private contractors to develop housing projects on post. The housing shortage was lessened with the completion of Corregidor Courts and Anzio Acres, both Wherry Act projects. The Old Post Historic District continued to serve Fort Bragg's mission through the twentieth century and will continue into the twenty-first century. Although some of the buildings are being used for different purposes today their continued use is testimony to the craftsmanship and construction methods of the early to mid-twentieth century.

*History adapted from the Background Historical Essay and Historic Contexts in "Historic Architectural Resources Eligibility Report, Fort Bragg Military Reservation, Cumberland, Harnett, Hoke, Moore, Richmond and Scotland Counties, North Carolina," completed by Long Leaf Historic Resources for Fort Bragg Cultural Resources Management Program, 2001*



*Hooah!*

*82nd Airborne Division Website*

## 2 GOALS/MISSION

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CRMP

### 2.1 Quality of Life

An inherent benefit of historic preservation is the positive contribution to the quality of life. This is especially true at a military installation where honor, respect, integrity, and history have played vital roles in the well being of the installation, community, state and country. Historic preservation avails a connection with the people and decisions of the past that have shaped our present and that we will in turn use to shape our future and those of future generations. In addition, historic preservation lends an aesthetic quality to a community through its historic architecture and mature trees and plantings. The Old Post Historic District provides a physical link to a history significant to the region, state, and nation, a history that is worthy of preservation and is required by Federal Law.

### 2.2 Legal Requirements

There have been several laws passed over the last century that afford protection for the cultural and natural environment beginning with the Antiquities Act of 1905. Since 1905, several laws have been passed that must be considered while planning projects at Fort Bragg; they are as follows: the National Historic Preservation Act (NHPA) of 1966, National Environmental Policy Act (NEPA) of 1969, American Indian Religious Freedom Act of 1978 (AIRFA), Archaeological Resources Protection Act of 1979 (ARPA), and the Native American Graves Protection and Repatriation Act of 1990 (NAGPRA). They have all been established to protect a part of this continents history. Fort Bragg is responsible for compliance with all of the above listed Federal Regulations and a number of Executive Orders issued since 1945. For full text versions of the Laws please see <http://www.cr.nps.gov/linklaws.htm> and for Executive Orders see <http://www.archives.gov/federal-register/executive-orders/executive-orders.html> and <http://www.archives.gov/federal-register/executive-order/disposition-tables.html>. Although Fort Bragg must be compliant with each of these

laws, the laws that are relevant for the purposes of the Design Guidelines are the NHPA and NEPA.

The National Historic Preservation Act of 1966 (NHPA), as amended through 2002, provides the framework for historic preservation in this country. The NHPA established the National Register of Historic Places, the Secretary of Interior's Standards for the Treatment of Historic Buildings, the State Historic Preservation Offices as well as provided for the identification, evaluation, and protection of the nation's historic properties. Within the act are two sections that directly impact Federal and State Agency decisions regarding historic properties, Section 106 and 110.

## **2.3 Compliance**

Fort Bragg is responsible for compliance with the National Historic Preservation Act. Within the act are two sections that directly relate to agency responsibilities. Section 106 provides that all federal agencies take into account the effects that their undertakings may have on any building, site, structure, object, or district list in or eligible for listing in the National Register of Historic Places. In order for a property to be eligible for listing in the National Register of Historic Places, it must be at least fifty years old, illustrate at least one of the four Criteria for significance and retain its architectural integrity.

Section 110 provides that Federal Agencies be good stewards of our nation's historic properties and ensures that historic preservation will be integrated into Federal programs. First, federal agencies must establish a preservation program for the identification and evaluation of historic properties. Second, the agency should protect historic properties and avoid unnecessary damage to historic properties.

Fort Bragg as part of the Department of Defense, a Federal agency, is responsible for compliance with the above section of the NHPA as well as all other sections of the NHPA. The NHPA is the most significant law in regards to historic buildings. There are several other laws involving history, prehistory, and archaeology. For additional information regarding compliance and the NHPA or other related programs, please contact the Fort Bragg Cultural Resources Management Program.

## **2.4 Reuse/Sustainability**

In 1999, the Fort Bragg Sustainability Program began with a baseline document known as the "Environmental Footprint." In order for the Army to be more efficient with its resources, it is better to reuse a resource than to destroy it to create a new resource. In this respect, historic preservation is the ultimate recycling. By preserving and maintaining historic buildings, the Army and government are saving the nation's landfills from millions of tons of wasteful building debris and materials. In

addition, millions of dollars are saved by maintaining structures that would cost billions of dollars to replace in today's economy.

The Vision of Sustainable Fort Bragg is to:

- Provide soldiers with the necessary training to ensure mission success without compromising local or regional environmental quality;
- Be recognized as a world leader in practicing global citizenship and promoting sustainability values;
- Continually seek new technologies, share lessons learned, and promote the exchange of ideas within the region and communities;
- Restore and protect these valuable assets for future generations, as nationally recognized stewards of significant cultural and natural resources; and
- Be an integral part of a healthy, thriving region, where all enjoy a high quality of life and access to vital resources (Sustainable Fort Bragg Webpage)

## **2.5 Stewardship**

The Army is responsible for wise use of land, air, and water resources to accomplish its mission. The Army's environmental responsibility includes 4,162 installations, containing 53,000 archeological sites, 12,000 historic buildings, 36,000 cultural sites, and 12,000 restoration sites all within the 17 million acres controlled by the Army. All of these are evaluated and monitored by over approximately 2,900 people that work in the Army Environmental Program. At Fort Bragg, there are over 4,000 archaeological sites, 362 historic buildings, 27 historic cemeteries and a Civil War battlefield. Good stewardship provided by residents and professionals will ensure the long-term preservation of Fort Bragg and its contribution to North Carolina and the United States.

### 3 COORDINATION AND COMMUNICATION

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*Documentary Postcard*

*CRMP*

#### 3.1 Introduction

Several offices or organizations on Fort Bragg regularly work in or around the OPHD, and it is their work this design guide targets. The OPDG users include the SHPO, the CRMP, DPW, Picerne Military Housing, LLC, Inc., Private Contractors, Administrative Tenants, and Residential Tenants. It is the goal of this section to define those users and explain the process for completing construction projects within the Old Post Historic District.

#### 3.2 Section 106 and SHPO Consultation

Currently, projects that affect the historic district or buildings within the district require Section 106 review. This review is accomplished by submittal of project plans to the CRMP, who determines the potential for an adverse effect. If an adverse effect is possible or likely Section 106 and 36 CFR 800 require consultation with the SHPO. In accordance with 36 CFR 800, the SHPO has thirty days to review the project and comment. Additional consultation may be required to avoid, minimize, or mitigate an adverse effect. Mitigation measures may include, but are not limited to, professionally documenting a structure to Federal guidelines, developing a history of the resources or producing a museum exhibit. The mitigation measure is dependent on the size and significance of the resource. The design guidelines will enable early incorporation of appropriate building treatment into the project planning thereby increasing efficiency by reducing the potential for adverse effects and consultation with the SHPO. This document may ultimately be part of a programmatic agreement that would reduce consultation requirements provided proper treatment is ensured. The CRMP will review this document every five years and coordinate with the SHPO to ensure the information is using accepted and current preservation methods and practices.



### **3.3 Directorate of Public Works (DPW)**

The DPW is the “City Engineer and Public Works Department” for Fort Bragg. The mission of the DPW is three-fold: to provide facilities, housing, and engineering services to support and sustain our soldiers and their families; to support realistic and effective training in harmony with the environment and our natural resources; and to enable the XVIII Airborne Corps to go to War, Fight, and Win (ICRMP; 1-5). In order to achieve this mission, the DPW contains five separate divisions that work together; including the Operations Office, Construction Management Division, Natural Resources Division, Facility Maintenance Division, and the Environmental Sustainment Division. The Cultural Resources Management Program is part of the Environmental Sustainment Division.

### **3.4 Directorate of Public Works (DPW) Policy**

The development of the OPDG is intended to ensure the protection of the Old Post Historic District. DPW’s policy is to strive for 100% compliance with all Federal Laws and Army Regulations. In order to reach this goal, coordination and communication with all applicable parties is essential. The purpose of the CRMP is to ensure the Army’s compliance with all laws applicable to historic preservation and archaeological resources. The NHPA pertains the most to the Old Post Historic District which contains 298 contributing buildings. Any change to those buildings must be reviewed by the CRMP prior to undertaking any work that may adversely effect the building and the district. The purpose of this plan is to provide a standard guide of treatment in the Old Post Historic District, thereby allowing review by the CRMP and restricting consultation with the SHPO to only unusual circumstances. Once approved by DPW and the SHPO this plan will provide the basis for the treatment of all buildings in the Old Post Historic District and ensure compliance with the NHPA.

### **3.5 Privatization / Contractors**

The Army is currently moving towards privatization of many of its post-wide services, including utilities and housing. Contractors operating on Fort Bragg should be aware of the Old Post Design Guide. It is the government’s responsibility to ensure that historic preservation regulations are met in the design of contracts, and it is the contractor’s responsibility to meet historic preservation requirements. Family housing is currently being managed privately, see Section 3.6 below for more information. The privatization of utilities is currently being finalized, which will include private management of the electricity and water on Fort Bragg.

### **3.6 Housing**

In 2003, the Department of Defense entered into a long-term agreement known as the Residential Communities Initiative (RCI). With this initiative, the Army's residential properties are managed privately. The land belongs to Fort Bragg but a property management company named Picerne Military Housing, LLC, Inc. owns and manages the buildings and structures. The agreement is in the form of a long-term ground lease; the lease is for fifty years with an option to renew for an additional twenty-five if agreed by all the parties. The Residential Communities Initiative (RCI) is a long-term agreement to manage the residential properties on Fort Bragg. Two historic residential neighborhoods, Normandy Heights and Bastogne Gables, are included in this agreement and are part of the Old Post Historic District. The houses in these neighborhoods are considered contributing historic elements within the OPHD and thus are protected by the National Historic Preservation Act and regulations 36CFR Part 800. Fort Bragg determined that implementing RCI had the potential to adversely affect these properties and therefore entered into a programmatic agreement (PA) with the North Carolina State Historic Preservation Office (SHPO) and the Advisory Council on Historic Preservation (ACHP).

The PA states that the RCI will be implemented in accordance with several stipulations to protect the historic neighborhood buildings. These stipulations include documenting the interior and exterior of each of the houses and garages with photographs, implementing the *Secretary of Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitation, Restoring and Reconstructing Historic Buildings* for managing and maintaining the buildings. It is the responsibility of the CRMP to monitor and review the activities of Picerne. In turn, Picerne must coordinate all projects affecting historic housing with the CRMP. The PA is in effect for the duration of the Ground Lease. The current lease is dated to expire in 2053. The completion of the RCI PA is the result of and an example of cooperation between Private, State, and Federal Agencies to encourage and promote historic preservation.

### **3.7 Residential and Administrative Tenants**

There are two types of tenants on Fort Bragg: residential tenants or residents who live on Fort Bragg and administrative tenants who work in Fort Bragg's buildings. Both types of tenants exist in the Old Post Historic District. The CRMP encourages tenants and residents to contact our office before completing any project that may impact the building they use. Residential tenants who live in Normandy Heights or Bastogne Gables should contact Picerne Military Housing LLC, Inc., Fort Bragg's Residential Communities Initiative Partner, to report maintenance issues or request a service order. Administrative tenants should contact DPW to submit a service or work order. The service order/work order process is discussed below in Section 3.8.

Picerne and DPW will contact CRMP for project clearance in accordance with applicable laws and regulations.

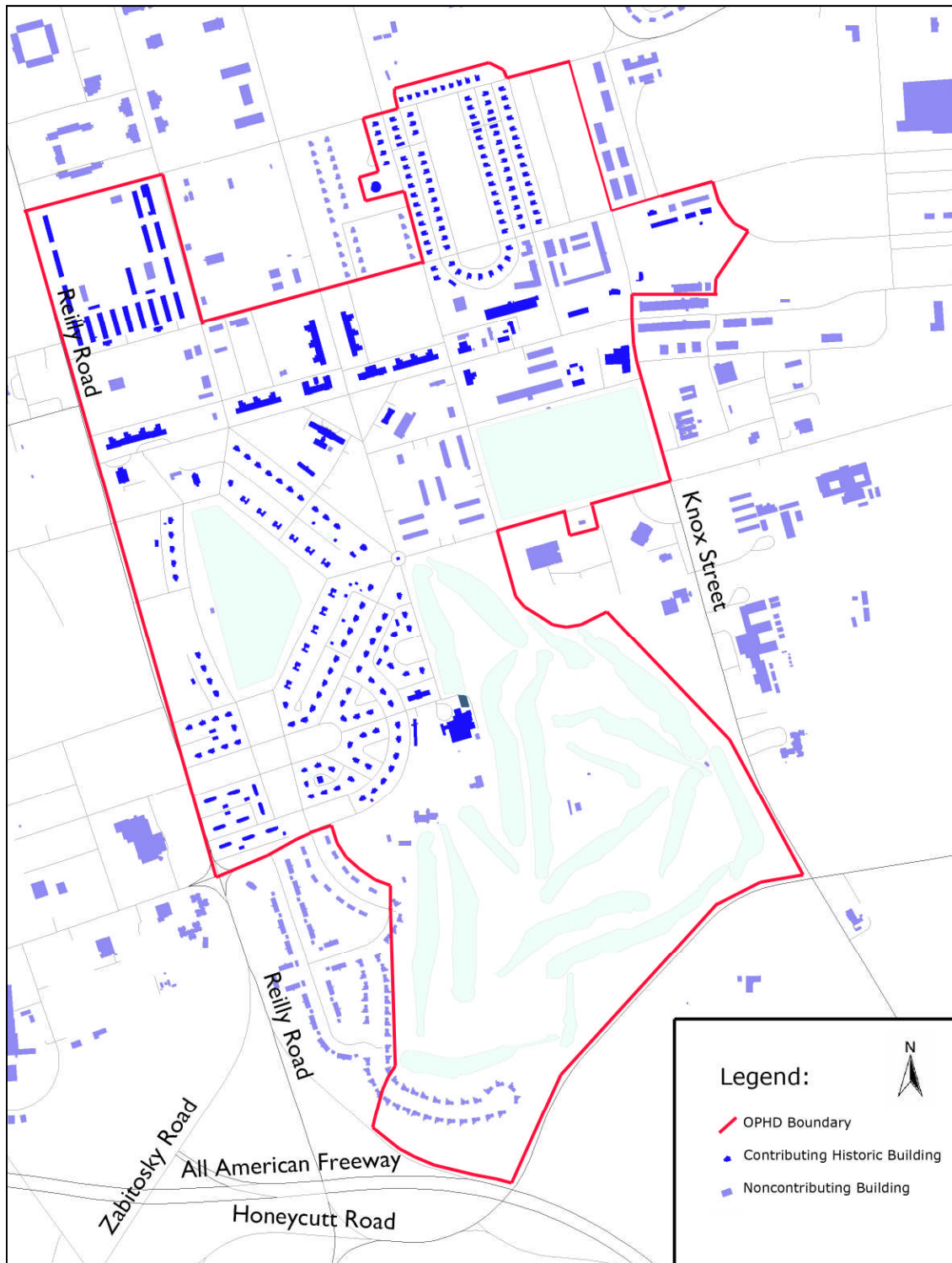
### **3.8 Service Orders / Work Orders**

Any project that involves a historic building requires clearance from the CRMP in accordance with the National Historic Preservation Act, 36 CFR 800, and AR200-1. Fort Bragg has a system in place for service orders, work orders, and construction projects to be completed appropriately. All service orders, work orders, and construction projects are processed through the Directorate of Public Works (DPW) <http://www.bragg.army.mil/pwbc/>.

- **Service Orders** are for small maintenance repair jobs that normally cost less than \$2,500 or require less than thirty-two hours of labor to complete. DPW completes this work at no cost unless the damages are not due to normal wear and tear, then the customer is charged for the work. Service order requests other than routine maintenance that involve repair or replacement of an architectural element or exterior feature of a historic building require clearance from the CRMP. Tenants and service order technicians should consult the design guidelines prior to completing a service order for a better understanding of the appropriate treatment of historic buildings, but clearance from CRMP is still required.
- **Work Orders (DA Form 4283)** are for all other maintenance, repair, and construction requirements that cost over \$2,500 and will require more than thirty-two hours of labor to accomplish. Projects over \$750,000 are coordinated through the U.S. Army Corps of Engineers by the Construction Management Division. Once a work order has been submitted to DPW, it is reviewed by a clearance team including the CRMP. If the clearance team approves the project, then it may proceed to the next phase coordinated by the Customer Service Office and the Construction Management Division (CMD), also part of DPW. If there are environmental issues with the project, for example a historic building renovation, then the CRMP will need to coordinate with the customer and CMD on the project plans and consult with the SHPO. The design guidelines will be instrumental in completing projects within the OPHD. Tenants and project managers should consult these guidelines and coordinate with the CRMP at the planning phase so that projects are not delayed by consultation with SHPO.

## 4 - FORT BRAGG OLD POST HISTORIC DISTRICT

### 4.1 Old Post Historic District Map



## **4.2 Overview**

In 1996, Fort Bragg completed a comprehensive architectural survey of the buildings on Post. The survey identified the Old Post Historic District as eligible for the National Register of Historic Places. The district encompasses approximately 520 acres and contains 298 buildings, sites, or structures that contribute to the significance of the historic district. There are 95 buildings that are considered noncontributing to the district. The period of significance for the district is from 1918-1945. The CRMP will update the architectural survey every five years. Additions to the historic district will be added to this document as an attachment and integrated into the document when it is updated in 2011.

## **4.3 Historical and Architectural Significance**

The Old Post Historic District is significant as an intact representation of the Army's permanent construction program. Under the requirements of the National Register of Historic Places, the district is eligible for listing under Criterion A as a property associated with events that have made a significant contribution to the broad patterns of our history, and under Criterion C as embodying the distinctive characteristics of a type, period, method of construction or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction. Under those criteria the Old Post Historic District is significant in the areas of Military, Military Post Planning, Architecture, and Landscape Architecture.

## **4.4 Architectural Context**

The historic buildings in the OPHD were built in the 1920s, 1930s, and 1940s and are similar to architecture at other army installations designed at that time. Georgian Revival, Spanish Colonial, and Spanish Eclectic are the dominant architectural styles in Fort Bragg's OPHD. Different variations of the era's popular architectural styles were used across the country. The Colonial Revival was used in the northeast, the Spanish Mission in the southwest, and a form of Spanish Mission, adorned with stucco walls and tile roofs, was in the southeast and mid-Atlantic states. These two features are evident on every historic family residence on post. Another interesting aspect about Fort Bragg's architecture is the use of different architectural styles for different building types. For example the Field Artillery Barracks are Georgian Revival while the family housing is Spanish Colonial Revival. Fort Benning in Georgia shares similar architectural styles and contexts with Fort Bragg. A well-planned townscape is the result of classically-derived architectural elements combined with the Beaux-Arts Post Plan at Fort Bragg.

## **4.5 Existing Architectural Styles and Building Types**

The Old Post Historic District displays a variety of building types including residential, institutional, religious, and administrative. There are three different kinds of residential building types: Officers' housing, Noncommissioned Officers' housing, and barrack buildings. There are also administrative buildings, institutional buildings, industrial buildings, religious and accessory buildings. Together with the landscape and street pattern these buildings form the Old Post Historic District.

In addition to building types, the Old Post Historic District hosts a variety of architectural styles. The Officers' housing in Normandy Heights incorporates elements of the Spanish Eclectic and Colonial Revival styles. Distinct architectural elements include the clay-tile roofs, stucco wall finishes, and gable roofs. There are four standardized designs in Normandy Heights including the "ranch-style" quarters; the two-story quarters; the duplexes; and the Bachelor Officers Quarters (BOQ), now known as Normandy House.

Bastogne Gables, the Noncommissioned Officers' quarters, is a group of Spanish Eclectic Bungalows finished with stucco walls and clay-tile roofs. Different roof forms and porches allow for variety in these Spanish Eclectic-style homes. The Bastogne Gables neighborhood borders the north end of the district. The artillery barracks buildings, (former) Headquarters Building and (former) hospital building are all Georgian Revival style and finished with brick wall and cast concrete details. The three-staged steeple of the Neoclassical Revival-style chapel can be seen across the historic district and from many points outside of the district. Anchoring the district on the west side of the chapel is the theater building, which is also executed in the Neoclassical Revival style. Other buildings in the district display elements from these styles as well as elements from the Colonial Revival style.

## **ARCHITECTURAL STYLES IN THE OPHD**

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### **Georgian Revival Style**

**(former) Barracks, Building 2-1133**, constructed 1929



Character-Defining Features:

Parapet Walls

Exposed Rafter Ends Under Eaves

Beltcourse

Elaborate Door Surrounds

Raised Basement

Other Georgian Revival-style buildings in the OPHD include: (former) Post Hospital (1-1326) constructed in 1931; Original Headquarters (1-1333) constructed in 1934; and the Field Artillery Board Headquarters (1-1554) constructed in 1934.

### **Classical Revival Style**

**(former) Post Theatre, Building 1-1202**, constructed 1933



Character-Defining Features:

Enclosed Gable-Front Form

Use of Arches & Keystones

Symmetrical Design

Brick Quoins

Other Classical Revival-style buildings in the OPHD include the Main Post Chapel (1-1510) constructed in 1934.



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## ARCHITECTURAL STYLES IN THE OPHD

### Spanish Eclectic Style

**(former) BOQ, Building 1-4428**, constructed 1935

Character-Defining Features:

Quatrefoil Vent

Blind Arches over Windows

Pilasters

Stucco Walls

Clay Tile Roof



Other Spanish Eclectic-style Buildings include: the Nurse's Quarters (1-1621), constructed in 1931; Officers' Club (1-4930), constructed in 1939; and the (former) Train Station (8-4003), constructed in 1943.

### Art Moderne Style

**(former) Dry Cleaning Plant, Building 1-1460**, constructed circa 1943

Character-Defining Features:

Streamlined / Modern Expression

Rounded Corners

Metal or Glass Block Windows

Horizontal Massing



Other Art Moderne-style Buildings include: (former) Telephone Exchange Building (2-1114), constructed in 1939 and the Water Tower (2-3138), constructed in 1940.



## **Residential Building Types—Normandy Officers' Housing**

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### **Spanish Eclectic Ranch Style, Constructed 1928**



#### **Character Defining Features:**

- One-story Design
- Stucco Walls
- Clay Tile Roof
- Arched entrance portico
- Wood door with strap hinges
- Patio

### **Spanish Colonial Revival Style, Constructed 1931-1934**



#### **Character Defining Features:**

- Two-story Design
- Symmetrical Main Block
- Two-story wing
- Gable-roof Porch
- Stucco Walls
- Clay Tile Roof

### **Spanish Eclectic Style Duplexes, Constructed 1939**



#### **Character Defining Features:**

- Two-story Design
- Symmetrical Main Block
- Flanking one-story wings
- Decorative Door Surrounds
- Door Hoods
- Stucco Walls
- Clay Tile Roof

## **Residential Building Types - Bastogne Gables NCO Housing**

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**Spanish Eclectic Bungalows**, constructed between 1928-1939

### **Type I**

Side-Gable Roof Form  
Attached Weatherboard Gable Porch  
Wood Porch Posts  
Arched Vent  
Double-hung Wood Windows  
Stucco Walls  
Clay Tile Roof



### **Type II**

Side-Gable Roof Form  
Attached gable-roof porch  
Stuccoed porch and posts  
Arched Vent  
Double-hung Wood Windows  
Stucco Walls  
Clay Tile Roof



### **Type III**

Hipped Roof Form  
Attached Hip-roof Porch  
Wood Porch Posts  
Double-hung Wood Windows  
Stucco Walls  
Clay Tile Roof



### **Type IV**

Side-Gable Roof Form  
Attached Hip-roof porch  
Round or Flat Arched Openings  
Stuccoed Porch Arcade  
Double-hung Wood Windows  
Stucco Walls / Clay Tile Roof



## Other Architectural Styles and Building Types

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### **Stable Guard Quarters, Craftsman Style,** constructed in 1935



#### Character-Defining Features:

- Hip-Roof Porch
- Exposed Rafter Ends
- Brick Porch Columns
- Horizontal Massing
- Masonry Construction

### **Field Artillery Stables,** constructed in 1935



#### Character-Defining Features:

- Utilitarian Design
- Exposed Rafter Ends
- Metal Windows
- Brick Pilasters Dividing Bays
- Horizontal Massing
- Masonry Construction
- Metal Awnings

### **Garages,** constructed 1930-1939



#### Character-Defining Features:

- Utilitarian Design
- Exposed Rafter Ends
- Stucco Finish
- Wood Garage Doors
- Wood Windows
- Wood Eaves
- Clay Tile Roof (on some)

## 5 DESIGN STANDARDS

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### 5.1 Secretary of Interior Standards for the Treatment of Historic Buildings

The *Secretary of Interior's Standards for the Treatment of Historic Buildings* were originally published in 1977 and revised in 1990 as part of the Department of Interior regulations (36 CFR Part 68, Historic Preservation Certifications). The Standards are divided into four treatments: Preservation, Rehabilitation, Restoration, and Reconstruction. These standards are defined as follows:

- Preservation is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.
- Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.
- Restoration is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.
- Reconstruction is the act or process of depicting by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

These Standards are the guidelines for all historic preservation projects. Here at Fort Bragg, in the Old Post Historic District, preservation is viewed as the primary treatment with rehabilitation as the secondary treatment and restoration as an alternative. Reconstruction has not occurred at Fort Bragg yet, but if it should in the future, the standards for reconstruction will be the basis for the project.



**Preservation** is considered the appropriate treatment for a historic building when the building's distinctive features and materials remain intact and convey the building's historical significance without major repair, when the depiction of a period of time is not appropriate, and when additions or alterations are not required for a new use. Preservation will be implemented to the exterior of the buildings in the OPHD. Specifically, areas that are visible from pedestrian and vehicular traffic should be preserved maintaining the original integrity of the buildings. The Standards for Preservation are as follows:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

**Rehabilitation** is the secondary treatment for buildings in the OPHD. Rehabilitation should be considered as the appropriate treatment if repair or replacement of character-defining features is necessary, when a new use requires additions or substantial alterations, and when depiction of a particular period of time is not appropriate. The application of rehabilitation does not apply to the front facades of buildings or those elevations visible from the street, those areas will be treated as preservation projects. However, rehabilitation can be used for the interiors of historic buildings and secondary elevations not visible from the street. The ten standards for Rehabilitation are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings shall not be undertaken.
4. Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, or pictorial evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment.

Restoration at Fort Bragg will be limited to pivotal buildings within the historic district or buildings that are individually eligible for listing in the National Register of Historic Places. These buildings include but are not limited to Main Post Chapel, the Theater building, the (former) Post Headquarters, and the (former) Post Hospital. These buildings would be eligible for restoration. Many of the buildings in the OPHD are worthy of restoration but the need for utility may take priority and therefore require the treatments of preservation or rehabilitation rather than restoration. However, if restoration is the preferred treatment it is certainly encouraged using the following standards:

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented or future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Designs that were never executed historically will not be constructed.

## 5.2 VIEW SHEDS

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*The steeple on the Main Post Chapel is visible from many points on base*

Fort Bragg, like most cities, is a growing environment that changes regularly. As the post continues to grow the need for additional housing, administration, and recreational facilities is inevitable. It is the purpose of this plan to provide a framework for new construction and modification to existing buildings within the OPHD and in those areas directly adjacent to the OPHD.

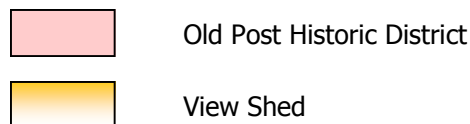
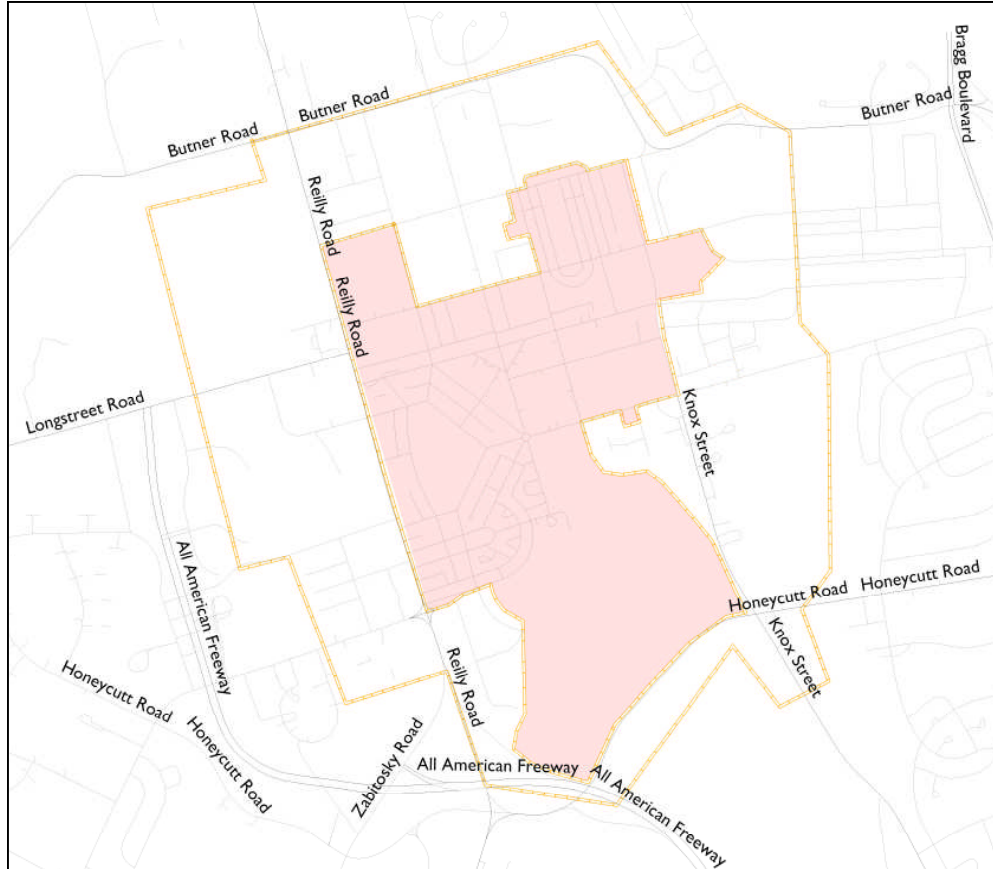
There are a variety of historic views in the OPHD that interpret the historic context of the district. The steeple of Main Post Chapel is visible from many locations throughout the district and beyond and provides a historic point of origin and pleasant view. This view provides an aesthetic character that promotes a positive quality of life to those who live and work within the district and, therefore, should be protected for the enjoyment of future generations.

Views should be protected from negative impacts such as new construction, antennae, and cellular communication towers. If possible visual impacts can be minimized through new landscaping or through the incorporation of existing landscaping. The map on the next page illustrates the view shed area. All new construction projects within this area will require review by the CRMP. In addition the proposed view shed is subject to change based on future analysis.



## Guidelines for View Sheds:

- A) Preserve historic view sheds within the historic district.
- B) Plan new construction adjacent to but outside of the historic district so that it does not adversely impact the historic district.
- C) New buildings should not be built taller than two stories directly adjacent to the historic district.
- D) Use compatible building materials on new construction adjacent to the historic district, for example no metal, temporary, or modular buildings.
- E) Chain link fences will not be used within or directly adjacent to the historic district. Instead use iron fences or brick walls and landscaping.
- F) Preserve scenic vistas like the Polo Field, the Parade Ground, Bastogne Gables and Normandy Heights Parks, Dupont Plaza, Humphreys Plaza, and the Pine and Pecan Groves across from Womack Hospital. Maintain this land as green space and prohibit new construction in these areas.
- G) Plan new Cell Towers so that they are not visible from the historic district.



## 5.3 COMMUNITY PLAN

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*This streetscape is representative of those in Normandy Heights.*

The plan of the Old Post Historic District is based on the Beaux Arts theory of Community planning that stemmed from the City Beautiful Movement of the late nineteenth century. It is a representative example of Army planning between the two World Wars. The historic community plan at Fort Bragg is the frame work that unites the built elements within the historic district.

The street plan is centered along Randolph Street, the main east-west axis of the plan. Randolph intersects with a traffic circle at Armistead which leads either to the residential/recreational areas west and south or to the administrative areas north. The Polo Field terminates at the Main Post Chapel and is a focal point in the district. A second east west axis is Macomb Street. Here the Field Artillery Barracks line the north side of the street while the (former) Post Hospital, Headquarters Building, Main Post Chapel and Theater are on the south side of the street. Mature trees line both sides of Macomb and form an attractive canopy above the street. The housing areas, Normandy Heights and Bastogne Gables, create historic neighborhoods with curvilinear streets and incorporated parks and green spaces. The community plan is perhaps the most important historic element in the historic district.

## **Guidelines for the Community Plan:**

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- A) Preserve and maintain the historic community plan within the OPHD.
- B) Do not introduce new transportation patterns, vehicular or pedestrian, into the district.
- C) Do not introduce new transportation patterns or features to areas directly adjacent to the OPHD (boundary areas) or within the view shed of the OPHD.
- D) Do not remove or compromise character-defining features of the community plan, for example, the Parade Ground and Polo Field are open green spaces not to be infilled with new construction.
- E) Maintain historic green space as public space for improved quality of life.
- F) Keep parking areas behind buildings, do not introduce additional on-street parking.
- G) See sections on view shed, streetscape, paving patterns, new construction, and force protection for other guidelines that effect the community plan.



*This 1946 Aerial Photograph illustrates many of the same plan features that exist today.*



*The pine forest between Reilly Street and Normandy Housing provides an attractive buffer between the neighborhood and the busy thoroughfare.*

## **5.4 STREETScape, SITE FEATURES, LANDSCAPE, & PLANTINGS**



*The building setback, building pattern and mature trees form a cohesive streetscape within the Old Post Historic District.*

The streetscape is an important part of the OPHD. It enhances the community plan, provides continuity to the district, and strengthens the integrity of the district as a whole. Within the OPHD are groups of buildings, including housing, barracks and administration, that all work together to serve the mission of Fort Bragg. Streetscape features include building setback, spacing between buildings, building height and width, mature trees, landscaping, and paving patterns. All of these elements work together to form the streetscape. The streets and walkways form the overall pattern of movement in the district and identify the community plan, these elements are an important part of the streetscape and are discussed in-depth in section 6.5 Paving Patterns. Landscape and plantings accent and shade the streetscape. Plants, shrubs, and trees also help maintain a healthy environment. Many of the avenues in the OPHD are shaded by mature trees, thus providing relief from hot North Carolina days and attractive views throughout the district.

A series of buildings that share similar size and setback creates a rhythmic pattern of solids and voids forming a cohesive streetscape. It is this rhythm that allows for a pedestrian-friendly atmosphere and an aesthetically pleasing district. All of these elements work together to produce the distinctive character of the Old Post Historic District. Preserve these elements to maintain the integrity of the historic district.

## **Guidelines for Streetscape, Site Features, Landscape & Plantings:**

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- A) Preserve and maintain streetscape features that contribute to the character of the district including building setback, spacing between buildings, building height, topography, mature trees, landscape features, and paving patterns.
- B) Maintain setbacks and the distance between buildings and structures.
- C) Maintain the topography of the district, do not alter the topography with excavating, grading, or filling.
- D) Maintain and preserve mature trees and plantings. Use only acceptable methods of pruning as recommended by a professional biologist.
- E) Remove a mature tree or planting only if it is diseased or dying and replace it on-site with a tree of similar or identical species.
- F) Protect trees and plantings during maintenance and construction projects.
- G) Do not introduce gardens or plantings that are not consistent with the character of the OPHD.
- H) Do not introduce gardens or plantings that misrepresent the history of the OPHD or that are considered to be intrusive species.
- I) Landscape lighting is not appropriate in the historic district.

**The trees recommended for use in the OPHD are:**

**Dogwood**

**Live Oak  
Pecan**

**Magnolia  
Longleaf Pine**

**Red Maple**



*The shared setbacks of the Bastogne Gables houses is an important streetscape element.*



## 5.5 PAVING PATTERNS

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*This 1968 aerial photograph illustrates the same paving patterns that exist today and should be preserved. In the heart of the Old Post Historic District the intersection of Armistead and Macomb provides the main cross axis. Sidewalks allow for pedestrian traffic parallel to vehicular avenues. Parking is provided behind barracks and administrative buildings.*

Paving Patterns allow vehicular and pedestrian travel both through and around the Old Post Historic District. Streets, walkways, alleys, driveways, and parking lots are all part of the paving system that direct the patterns of travel through the district. The original Beaux Arts plan remains clearly defined today and is the basis for current and future planning on Post. A feature of the OPHD is the pedestrian-friendly atmosphere. Sidewalks and building placement allow and encourage walking through the district rather than driving. The original street pattern in OPHD should remain unchanged to include streets, alleys, walkways and driveways. Parking was not as important in the 1930s as it is today. Most parking lots are found behind the buildings rather than in front. Parking, though important, should not be the focal point or a visually obtrusive feature in the historic district. As a general rule, if a new parking lot must be built, an equal amount of landscaped green space should be incorporated into the parking site plan to balance out the new paved area. Parking lots should also be softened from view with appropriate landscaping.

## **Guidelines for Paving Patterns:**

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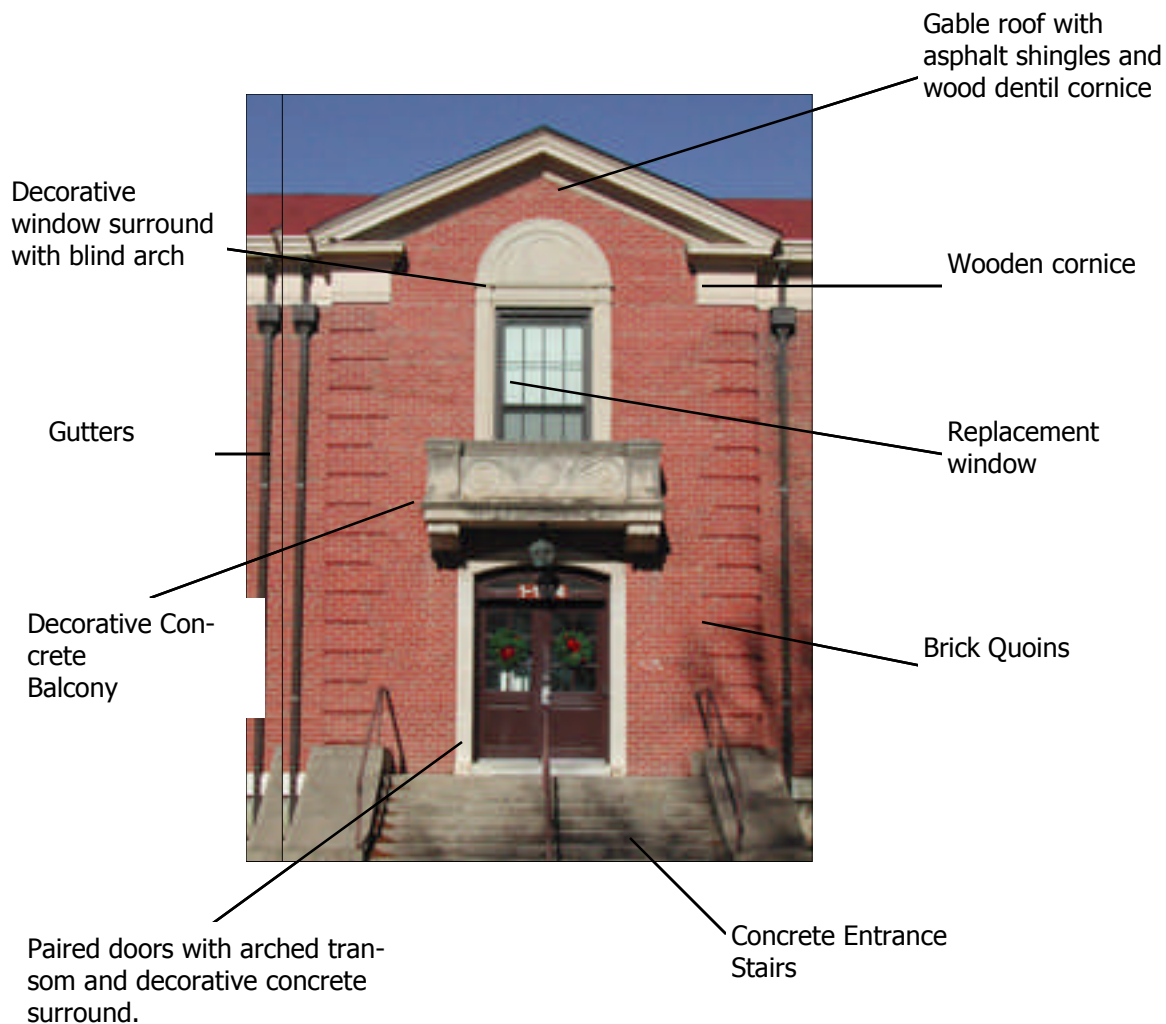
- A) Maintain original paving patterns including size, orientation, path, and materials.
- B) Incorporate similar paving patterns in newly developed areas. For example, incorporate alleys into new housing areas within the OPHD.
- C) Parking decks will not be sited within or adjacent to the OPHD in a manner that adversely affects the district. If future development plans determine that a parking deck is necessary it will be placed in an unobtrusive and/or secondary location within or adjacent to the district. It will also be constructed of compatible materials and designed to compliment the architecture and building scale of the district. Parking Decks will also meet the design guidelines for New Construction Section 5.17.
- D) Screen all parking from main thoroughfares with shrubs and trees (approved trees are dogwood, live oak, magnolia, red maple, longleaf pine, and pecan). See section 6.4 for additional information on landscape.
- E) Provide an equal amount of green space to paved surface in parking lot plans. Incorporate low-impact development principles into parking plans.
- F) Locate all off-street parking behind buildings and incorporate existing trees and green space into the parking lot design. If existing landscape is not present plan to add trees or shrubs to soften the impact on the OPHD.
- G) Incorporate and preserve topographical and natural features in the district and incorporate those features into parking designs.
- H) Avoid additional curb cuts on main thoroughfares.
- I) Build new sidewalks to match existing sidewalks in the OPHD in terms of color, texture, dimensions, and setback.
- J) See Section 6.12 for Lighting guidelines for street and parking lighting and Section 6.14 for Force Protection.



*The alleys in Normandy Heights and Bastogne Gables allow residents to access and park at the rear of their homes providing an aesthetically pleasing primary streetscape as well as keeping services and utilities such as garbage collection on the secondary elevations.*

## 5.6 BUILDING MATERIALS

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Foundations, walls, and roofs form buildings, however, decorative and architectural elements are also considered building materials. The buildings in the OPHD display a wide variety of building materials including brick, stucco, wood, terra cotta, cast concrete, metal, and copper. Decorative and architectural elements are not limited to, but may include, brick quoins, decorative concrete such as balustrades or balconies, exposed rafter ends, and door and window surrounds. These materials form the distinctive characteristics of individual buildings and must be preserved to maintain the integrity of the district as a whole. New building materials are generally not compatible with historic materials and should not be introduced into the OPHD. Walls, foundations, windows, doors, and roofs are all discussed in separate sections of this guide.



## **Guidelines for Building Materials:**

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- A) Preserve and maintain historic building materials. These materials may include but are not limited to brick, shingles, cornices, architraves, brackets, pediments, columns, balustrades, architectural moldings, chimneys, cornices, quoins, steps, lintels, arches, foundations, roofing, flashing, storefronts, railings and hardware.
- B) Materials that require repair due to deterioration must be repaired in-kind with materials matching the original in size, shape, design, scale, color and material.
- C) Architectural details that are deteriorated beyond repair must be replaced in-kind. Only the damaged detail should be replaced and it should match the original in size, shape, design, scale, color and material.
- D) Repair masonry materials using only acceptable preservation methods. Carefully re-point cracked or missing mortar joints using materials and methods that replicate the original. Match new mortar to the original in color, texture, composition, strength, and finishing method.
- E) Wooden building materials and details will be protected by a sound paint film. It is not appropriate to stain a previously painted wooden element.
- F) Masonry materials will not be painted or coated with a clear sealant. Masonry that has been painted will be maintained as painted.
- G) Preserve historically stuccoed material. If repair is necessary, it is important to use materials that match the original in color, texture, composition, strength, and finishing method.
- H) It is not appropriate to clean historic building materials using damaging methods such as sandblasting, power washing, or propane or butane torches. The gentlest means possible for cleaning historic materials is recommended. Contact the CRMP for information regarding cleaning historic materials.
- I) Copper gutters and flashing must not be painted or coated in any way.
- J) Wrought iron will be protected by a sound paint film.
- K) It is inappropriate to use contemporary substitute materials such as vinyl, aluminum, masonite, hardy board, or synthetic stucco in the historic district.

*The main entrance stair and balustrade at the Headquarters is a building element that defines the significance of the architecture.*



## 5.7 WALLS & FOUNDATIONS

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Brick parapet end wall with concrete caps

Brick Wall Field

Concrete Belt Course

Concrete Foundation



*The end wall of this Macomb Street Barrack building illustrates the different wall and foundation materials. Some of the shrubbery shown here is too high and should be trimmed back to expose the foundation to sunlight and air circulation.*

A building's walls delineate the structure and often hint to the building's age and architectural style. The preservation of the historic wall material is an integral part of maintaining the integrity of the historic building and district. Within the Old Post Historic District, there are three types of wall materials: wood, brick, and stucco. Wood is used on the old warehouse buildings, Callahan gymnasium, and as sheathing on some of the Field Artillery Stable buildings. Brick is used on the barracks buildings, headquarters, theater, and the administration buildings, just to name a few. Brick and concrete is used for the foundations of these buildings. Foundations can tell us about the original construction of the building as well as the period or time of construction. The other building material used for walls and foundations is stucco. Stucco is the predominant wall material in the Old Post Historic District housing areas as well as on the Main Post Chapel, Officer's Club and Normandy House. Decorative elements may also adorn walls and foundations, such as concrete belt courses and water tables.

## **Guidelines for Walls and Foundations:**

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- A) Conduct regular inspections and appropriate maintenance of historic stucco and brick wall and foundation materials.
- B) Repair historic stucco and brick using stucco, brick, mortar and mortar joints to match the original in regards to color, texture, composition, strength, and finishing method.
- C) Replacement will only be considered when a wall or foundation is beyond repair. If replacement is necessary replace only the damaged portion of the wall or foundation using identical material. Use substitute materials only if the original is no longer available.
- D) Replace missing stucco or brick wall and foundation materials with a material similar to the original in size, scale, texture, detail, craftsmanship, material, and color.
- E) Do not cover historic wall and foundation materials with modern substitute materials.
- E) Walls and foundations must be kept clear of vegetation and climbing vines.
- G) Concrete foundations must not be painted. Paint over concrete fails quickly and will require constant attention. However, do maintain existing painted concrete with a sound paint film.
- H) See also Section 6.6 for additional guidelines on Building Materials.



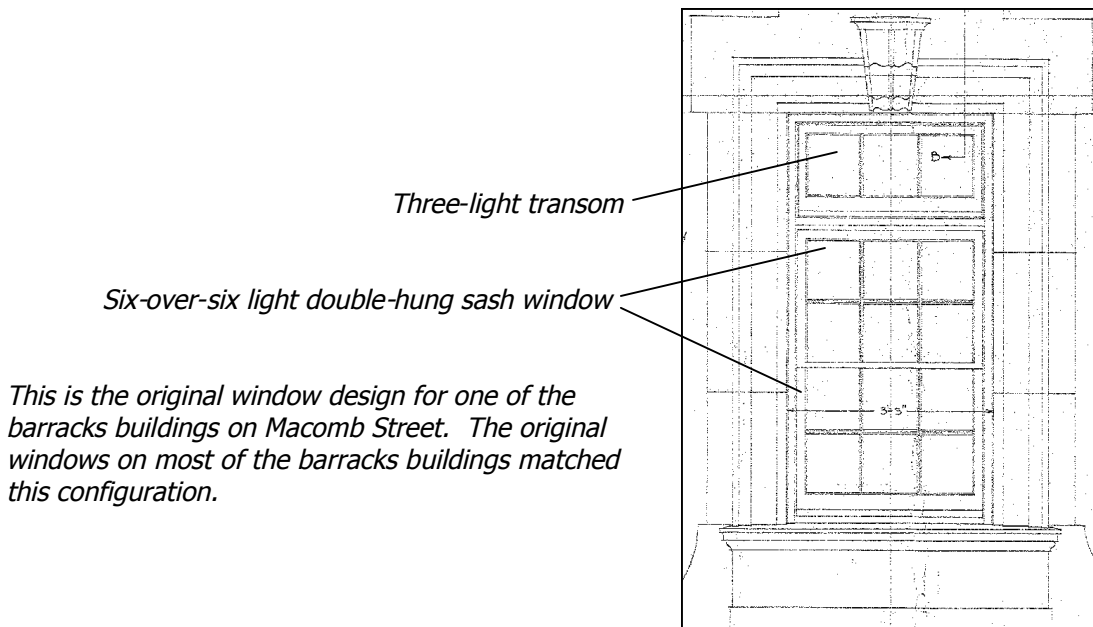
*Vines, though considered attractive by some, are hazardous for historic buildings. They can cause cracks in stucco and brick mortar which will allow water infiltration and eventual material failure.*



*The brick and concrete foundation should remain un-painted. In addition, the shrubbery is well trimmed and away from the foundation.*

## 5.8 WINDOWS & DOORS

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Windows and doors define the character of many buildings in the OPHD. In addition, they provide access and light into the building. Originally, many of the windows were double-hung wood sash with divided panes. Today, there are many different types of windows used in the OPHD. Many original windows in the Old Post Historic District have been replaced with windows that are considered incompatible with the historic architecture of the building. Although it is not recommended that functional windows be replaced with wood windows; it is recommended that when windows are replaced, whether original or replacement, the new windows should match the original circa 1918-1945 windows as closely as possible. All of the buildings in the OPHD have double or triple-hung, divided light, wood sash windows. For example, the (former) barracks buildings originally had six-over-six light windows capped by a three-light transom. This is the appropriate window for replacement on the (former) barracks buildings. Also, in many cases windows have also been infilled with brick, but this is also not considered compatible with the historic architecture of the building. In most cases, infilling windows with brick becomes a permanent change to a building and should be avoided. Like windows, doors can also define the character of the historic building. In many cases, the panel configuration and molding profiles can provide information for dating a building or identifying its architectural style. In addition, the craftsmanship of many doors and their surrounds are worthy of preservation. The original entrance doors in the barracks buildings were once recessed in the doorway with an arched transom overhead. The transoms have since been infilled and the doors have been repositioned flush with the façade wall. If in the future these doors are to be replaced, it is appropriate to reinstate the original configuration.

## Guidelines for Windows & Doors:

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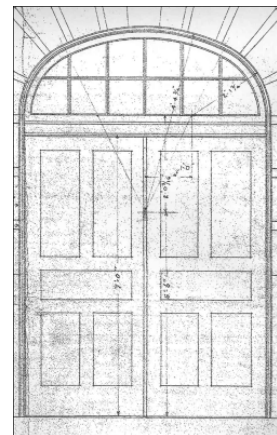
- A) Conduct regular inspections and appropriate maintenance of windows and doors in historic buildings.
- B) Repair historic windows and doors using accepted preservation methods.
- C) Replacement will only be considered when a window or door is beyond repair. If replacement is necessary, replace only the damaged portion. If an entire window or door requires replacement, replace it with a material and configuration similar to the original in size, scale, texture, detail, craftsmanship, material, and color.
- D) Missing windows and doors are to be replaced with a material and configuration similar to the original in size, scale, texture, detail, craftsmanship, material, and color.
- E) Do not replace historic windows with modern substitute materials such as vinyl or aluminum.
- F) When existing modern replacement windows and doors require replacement, they are to be replaced with windows and doors that match the original window as closely as possible.
- G) Storm windows and doors can be installed to protect historic windows and improve energy efficiency. Storm windows and doors must have a narrow profile and be finished in the same color as the window. Storm windows must not obscure the window configuration for example if the window is a double-hung window the storm window will have a divider that matches the existing sash. Install storm windows and doors in a manner that will not damage the existing frame.
- H) Windows that will be covered from the interior will be locked, cleaned, and covered with sheetrock, which should be painted black.
- I) Follow guidelines A-F above for dormer windows and roof vents.



*The Normandy Duplex front door and the decorative surround are character defining features.*



*This door, transom, and simple surround are original features.*



*These plans illustrate the original barrack door configuration.*



## 5.9 ROOFS

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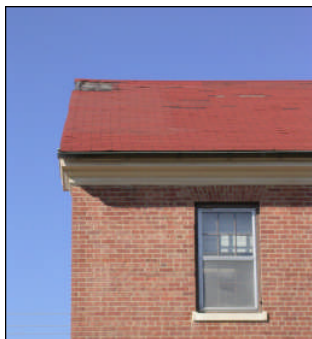
*The Officers' Club displays a variety of roof forms. The Terra Cotta tile roof is the original roofing material and was made to last at least 100 years. Existing Terra Cotta tile roofs should be repaired and replaced in-kind with materials that match the original.*

Roofs protect buildings as well as provide additional architectural interest and stylistic identification. The roofs in the OPHD display a variety of roof forms and materials in keeping with their period of architecture. In Normandy Heights and Bastogne Gables, the gable roofs are covered with terra cotta tile. This treatment is also seen on other buildings within the OPHD including the Normandy House, Officer's Club, and the (former) Train Depot. Terra cotta tile is a long-lasting roofing material and is characteristic of the Spanish Colonial Revival style of architecture. All terra cotta tile should be maintained and preserved following the guidelines listed on the next page and should not be replaced with substitute materials. Roofs of other buildings, including Old Post Hospital, (former) Headquarters Building, (former) Barracks, and the Field Artillery Stables, have been replaced with red-colored asphalt shingle roofing. Although this is not in keeping with the historic architecture of the OPHD, the red color maintains continuity within the district and is acceptable only on buildings that have already been converted to asphalt shingles.

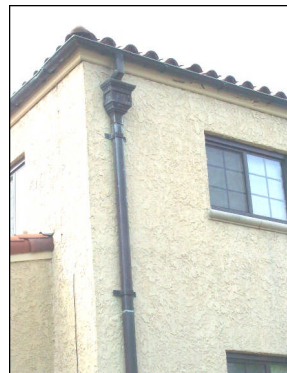
## **Guidelines for Roofs:**

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- A) Retain and preserve original roof forms and materials. Protect and maintain historic roofing materials and forms through regular maintenance and repair using accepted preservation methods. Maintain gutters and keep them free of debris to protect historic roofing materials.
- B) If a portion of the historic roof is deteriorated beyond repair, replace only the damaged portion using materials that match the original in regard to size, scale, texture, detail, craftsmanship, material, and color. Use substitute materials only if using the original material is not possible.
- C) If a roof feature is missing, replace it with a feature that is similar to the original in size, scale, texture, detail, craftsmanship, material, and color. If a new design is necessary, the design should be compatible with the historic building and district.
- D) Concealed, built-in gutter systems will not be replaced with modern exposed gutters. If new gutters and downspouts are necessary, the style, materials, and color should match the original as closely as possible. They will not damage or conceal architectural features. Copper gutters are original to the district and must be maintained.
- E) New roof features such as skylights, dormers, or vents will not be introduced if they compromise the original roof design, roof materials, roof elements or character of the district. In addition, skylights, antennas, satellite dishes, ventilators, or other mechanical equipment must not compromise roof forms, be visible from the street, or detract from the character of the district.
- F) The use of exposed tarpaper as finished roofing is not appropriate. The use of roofing tar as valley flashing is also not appropriate.
- G) Tar or asphalt products will not be used to patch terra cotta, slate, or metal roofing.
- H) For information regarding dormer windows or dormered roof vents please see Section 6.8 on Windows and Doors.



*Missing shingles cause damage to the roof deck and will cause interior water damage.*



*The original copper gutter systems are significant features to the OPHD.*



## 5.10 PORCHES

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*The Bastogne Gables porches are character defining features of the homes and neighborhood.*

Porches serve many different purposes in the Old Post Historic District. In the residential area of Bastogne Gables, the front porches provide a shady place to enjoy the outdoors. Small porches in Normandy Heights provide residents with a covered area to greet guests. Most of the administrative buildings have porches or stoops at the front entrance. The old barracks buildings have large porches on the rear elevations. All of these areas historically created a shady place to rest or visit in the heat of the summer months. In addition to the porch itself, the elements of the porch are also significant. These elements include the porch posts, railings, roof forms, ceilings, and floors and steps. Porches and porch elements are defining features in the historic district and should be preserved and maintained for future use.



*The Red Cross Building is the only building in the OPHD with a full-height porch. The wood columns, cornice, and pediment all contribute to the porch and make the porch a character-defining feature of this building.*

## Guidelines for Porches:

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- A) Preserve and maintain historic porches and their details, materials, and features that contribute to the OPHD.
- B) Repair historic porches and their details in-kind using accepted preservation methods.
- C) If a detail is missing or deteriorated beyond repair, replace only the damaged portion or feature with one matching the original in size, scale, texture, detail, craftsmanship, material, and color.
- D) Historically open porches will not be enclosed.
- E) Avoid enclosing historic porches on the rear elevations of the barracks buildings. If a rear barracks' porch is to be enclosed, the enclosure must be glass and recessed behind the original pipe railing so as the railing will remain exposed. The brick masonry walls should remain exposed so that the "new room" will still appear as a porch with windows intact. If covering the windows is desired, this can be accomplished by covering the window opening only with gypsum board and leaving the window sill exposed. If the "new room" is to be occupied by more than one person, the use of systems furniture should be used to partition the space rather than actual walls.



*The back of this barrack building illustrates three different porch treatments. The third floor is the original and desired porch configuration. All three floors on the right side have porches infilled with brick and metal windows which is not an appropriate treatment for these historic buildings. The second floor porch on the left has been infilled with glass to convert this porch into usable office space, this is the appropriate treatment for infill if additional office space is required.*

## 5.11 AWNINGS

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*The metal awnings found on the homes in Normandy Heights are acceptable only in Normandy Heights neighborhood.*

Historically, awnings were used as a means of providing shelter or shade over windows, doors, and/or porches of buildings. Awnings were most commonly used in downtown commercial areas to provide shelter outside of storefronts. Often those awnings were metal framed with fabric sheathing capable of being rolled up or pulled back at night. In the OPHD there is documentary evidence that metal industrial-type awnings were used at the Field Artillery Stables (mule barns). Some historic postcards and photographs depict awnings on the Officers' housing at Normandy Heights, on the Officer's Club main entrance, and on the Field Artillery Stables. Awnings will continue to be permitted in these areas only. There is no known documentation to support the use of awnings in other areas of the OPHD. However, if documentation is found; please notify the Cultural Resources Management Program. In addition to being historically inaccurate, the installation of awnings can be harmful to historic buildings and their materials. Awnings have to be attached to the window or door frame or building wall in order to be functional. This can promote cracking and spalling of masonry or stucco surfaces. The placement of awnings against the wall surface can cause excessive water splash and build-up causing accelerated deterioration of the materials and the building. Therefore, care should be taken when installing awnings and their continued use should be reevaluated periodically.

## **Guidelines for Awnings:**

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- A) Preserve and maintain historic awnings and their details, materials, and features.
- B) Repair historic awnings and their details in-kind using accepted preservation methods.
- C) If a detail is missing or deteriorated beyond repair, replace the damaged portion or feature with one matching the original in size, scale, texture, detail, craftsmanship, material, and color.
- D) All metal awnings are to be painted terra cotta color 20109.
- E) New awnings may be installed only in the Normandy Heights Housing Area and the Field Artillery Stable Area, they are to match the existing awnings as closely as possible.
- F) Documentary evidence such as photographs or historic postcards are the only justification for installing awnings on buildings within the Old Post Historic District.



*The industrial-type metal awnings found on the stable area of the Old Post Historic District are appropriate for the architecture of the stables.*

## 5.12 EXTERIOR PAINT, COATINGS, & COLOR

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*This concrete foundation was painted in an attempt at beautification, the paint is failing and will require constant maintenance. Concrete and brick are meant to be low-maintenance building materials and should not be painted.*

The buildings in the OPHD historically have minimal coatings. The brick buildings are not painted and should not be painted. Wood trim, fascia, exposed rafter ends, doors, windows, and window and door surrounds are painted. It is important for the wooden elements in the OPHD to maintain a sound paint film to protect the wood from insects, water damage and eventual rot. Many buildings in the OPHD have concrete foundations and porches that have been painted; these building elements should not be painted because the paint regularly chips and peels in a short amount of time leaving the surface in an unsightly condition. The rule of thumb for concrete should be: if it's not painted don't and if it is painted maintain it.

### **Guidelines for Exterior Paint, Coatings & Color:**

- A) Conduct regular inspections and appropriate maintenance of historic paint and coatings.
- B) Maintain a sound paint film, where appropriate, on historic buildings.
- C) Historically unpainted materials and surfaces should not be painted.
- D) Colors appropriate to the character of the historic district should be used. Most of the painted areas in the OPHD are either wooden trim or stucco. The wooden trim should be an off-white, ivory or beige (Some documentary postcards show white trim which should be considered as an alternative if there is documentation to substantiate the selection). Paint color must be approved by the Architectural Review Board and is specified in the IDG.
- E) It is not appropriate to use sandblasting, waterblasting, power washing, or propane or butane torches on historic buildings or their surfaces. These are considered destructive methods and should not be used, rather the gentlest means possible should be used to remove paint from a historic building. The most common means of removing paint from exterior elements is wet scraping by hand. Please consult with the CRMP regarding the gentlest means possible for a given project. Contact hazardous materials personnel in the

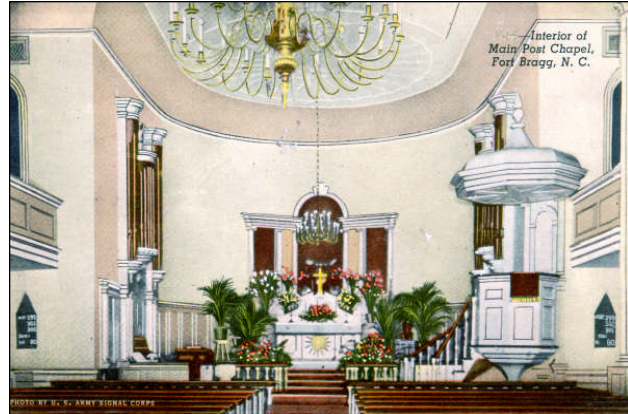


Environmental Division of DPW for guidance when planning a paint project in the OPHD.

- F) Waterproof coatings are usually not appropriate for historic buildings. If proven necessary, only coatings approved for use on historic structures should be used. Contact the CRMP for a current approved list of manufacturers and products.

## 5.12A INTERIOR PAINT & FINISHES

*The interior of Main Post Chapel is individually significant. Future work will require CRMP review.*



Interior paint and finishes in the OPHD are generally not considered historic due to interior renovations common in houses and other buildings. However if original paint or finish is present, CRMP should be contacted for documentation and advice. Interior restoration is an option that provides a historically accurate representation of the original interior. The decision to restore should be followed immediately with paint analysis and detailed research to determine original paint colors and finishes, allowing for an accurate restoration. When restoring individually significant buildings like the Main Post Chapel, Theater, Post Headquarters, Officer's Club, and Hospital Building, it is important to consult with the CRMP early in the process. A review of interior finishes and changes is required to determine if consultation with the SHPO will be necessary.

### Guidelines for Interior Paint and Finishes:

- A) Maintain and preserve historic interior paint and finishes.
- B) Historically unpainted materials and surfaces should not be painted.
- C) If repainting is necessary, it should be completed in-kind.
- D) If the building is individually significant, consult the CRMP for guidance on paint analysis and research for accurate interior restorations.

## 5.13 LIGHTING

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*Normandy Duplex Porch Light.*



*Historic Lamp Post at the Main Post Theater.*

Fort Bragg was originally designed with electricity and lighting. One historic lamp post remains in the district and should serve as a model for future lighting plans. The lamp was installed in 1938 and is next to the Theater Building on Macomb Street. It is a simple fluted iron shaft with a wider, concave base and glass and iron lantern. New lighting within the historic district should be uniform to this model. Historic exterior lighting fixtures are also evident on the historic houses in both Normandy Heights and Bastogne Gables. These should be preserved and maintained.

The Cultural Resources Management Program and the State Historic Preservation Office have developed a standard lamp design to be used in the OPHD (illustration on p. 50). Clear glass should be used in exterior light fixtures. Some buildings in the OPHD have historic exterior lights, some of these are not original to the building but have become a historic later addition to the building. In this case if additional lights are to be added to a building it is recommended that the new lights match the existing as closely as possible and the existing be maintained in their original location.



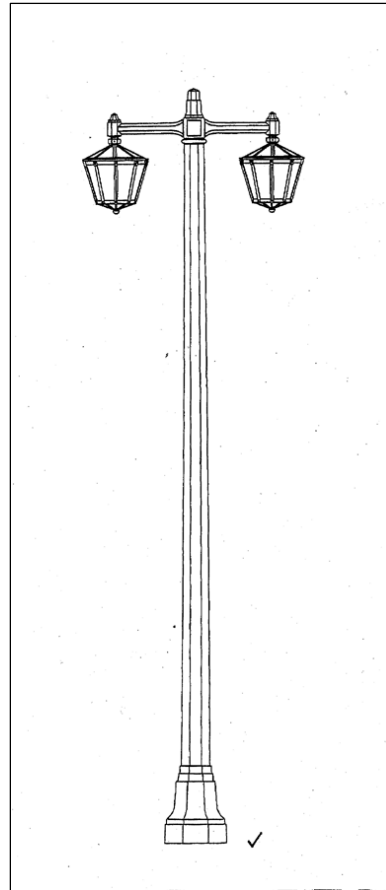
## Guidelines for Lighting:

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- A) Preserve and maintain lighting fixtures that contribute to the district.
- B) Repair historic lighting fixtures rather than replacing them.
- C) If replacement is necessary, select a fixture that is similar to the original in appearance, material, color, texture, detail, and size.
- D) Do not select or install lighting fixtures that intrude on adjacent properties. When possible use diffusing equipment that will diffuse or redirect the light away from residential properties.
- E) Additional traffic lights are discouraged within the OPHD. Stop signs should be used instead of traffic lights. However if additional traffic lights are required for health and safety, they should be installed on a pole that is in keeping with the historic model.
- F) Landscape lighting will not be introduced into the district.



*The lights shown on this building are either original or were installed shortly after construction. They are visible on 1940s-era postcards of the building.*



*This is the light standard for use in the OPHD.*

## 5.14 SIGNAGE

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*This is one example of an appropriate sign approved by the Installation Design Guide and the Cultural Resources Management Program.*

Signage is used throughout the OPHD as well as the main cantonment area. It is used to mark housing areas and important buildings on post. A standard for signage on Fort Bragg has been established and accepted by Fort Bragg's Architectural Review Board and is the standard acceptable for use in the Old Post Historic District. Any change to the standard will require review and approval by the Architectural Review Board and the Cultural Resources Management Program. Other than the small metal sign that identifies the building number, no signs are to be attached directly to the buildings nor are signs to be painted directly on buildings. All signs in the OPHD are to be freestanding and consistent with the standards set forth by the Fort Bragg Installation Design Guide (IDG).

## Guidelines for Signage:

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- A) No signs other than building number signs (one per building) are to be attached to buildings in the OPHD.
- B) Signs will not be painted or applied directly onto the surface of a building including glass windows and doors.
- C) Signs will not be tacked, posted, painted, or otherwise affixed to site elements such as trees, fences, light posts, or utility poles within the OPHD. (The exception being warning signs or stickers on utility poles and posts.)
- D) All signs will either be pre-manufactured from materials meeting or exceeding the EPA required minimum content or fabricated by DPW.
- D) Signs will be brown Federal Specification Color Number 20059 with white lettering. Unit insignias or logos are not permitted.
- F) Unit identification signs are to be placed in front of buildings.
- G) Typically, signs are single-sided if parallel to traffic flow. Signs that cannot be located parallel to the direction of traffic may be located perpendicular to traffic.
- H) Historical plaques may be used if approved by the CRMP and the Memorialization Board.
- I) Refer to the Installation Design Guide (IDG) for exact Sign Specifications for the OPHD.



*Unit identification signs must be placed in front of buildings and meet the IDG sign specifications for the Old Post Historic District.*



*This sign is an example of the type of sign that can be attached to a historic building. Only one building number sign is permitted per building.*

## 5.15 FORCE PROTECTION

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*This schematic photograph illustrates one possible way to install bollards without detracting from the historic streetscape. All bollards in the Old Post Historic District are required to be brown in color. Photo by DPW CMD.*

Force protection has recently become a leading topic in Post planning after the events of September 11, 2001. All military bases are now incorporating force protection into their existing and future plans. The idea is to protect buildings and their inhabitants. The Old Post Historic District is the heart of Fort Bragg and therefore home to many important offices and people. In the Old Post Historic District, it is imperative to reduce the visual impact of force protection measures without compromising safety.

The installation of bollards and fencing has been the most successful treatment for achieving force protection. In the OPHD, there is a standard bollard design incorporating placement, height and protection that is acceptable. Fences have been installed to impede pedestrian and vehicular traffic into parking lots behind buildings. In many cases gates are placed for vehicular as well as pedestrian traffic. In the Old Post District, several force protection projects have been the subject of SHPO consultation and are outlined below. Any deviation from these standards will require coordination with CRMP and possible consultation with the NCSHPO.



## **Guidelines for Force Protection:**

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- A) Bollards will be no more than 48" tall.
- B) Bollards will be brown in color with the approved cap design.
- C) They will be placed behind the sidewalk so as not to impede the streetscape.
- D) Historic trees will not be removed for installation of force protection.
- E) Fences and gates will only be installed in parking areas behind buildings.
- F) Landscape bollards, fences, and walls appropriately to soften the appearance.
- F) Security bars are not an appropriate treatment for historic buildings. If deemed necessary for force protection they should be installed inside the windows rather than outside or install blast-proof storm windows.



*This schematic photograph illustrates Armistead Street with bollards in place. Note that the bollards are placed behind the sidewalk to maintain the streetscape. Photo by DPW CMD.*

## 5.16 NEW ADDITIONS TO HISTORIC BUILDINGS

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*The Officers' Club has had a number of additions and alterations since its construction in 1939. Fortunately most of the additions were built on the back of the building as seen above.*

Fortunately, most buildings in the Old Post Historic District have not been altered or enlarged. There are not a large number of additions to historic buildings. However, it is important to address this issue in the event it is necessary in the future. New additions to historic buildings should be avoided. If additions are necessary, for example for a new elevator, they should be constructed on the most inconspicuous elevation of the building so the integrity of the building and district is not compromised. Additions to historic housing should be avoided in order to maintain the cohesive streetscape that characterizes the neighborhoods. New additions should also not be planned for individually significant buildings including the Main Post Chapel, the Theater, the old bus station, the (former) Train Depot, the (former) Post Headquarters and (former) Post Hospital (present-day headquarters). These buildings are pivotal both individually for their architecture, but also contribute greatly to the integrity of the district as a whole and should be treated with great care. The Officer's Club has been added to several times making the original building difficult to identify. Therefore, buildings like this should not receive more additions. If new additions are necessary, follow the basic guidelines listed on the next page.

## **Guidelines for New Additions to Historic Buildings:**

- A) Avoid additions to historic buildings. Instead of building a new addition try to incorporate the needed space into interior spaces.
- B) If deemed necessary, new additions should be built with little if any impact to the character-defining features of the building.
- C) New additions will be built so that loss of historic materials is kept to a minimum.
- D) New additions will be designed in a smaller scale than the historic building so that it does not detract from the scale and massing of the historic building.
- E) New additions will be located on the rear elevation or most inconspicuous elevation of the building to maintain the integrity of the building and the district.
- F) Design the new addition so that it can be removed if necessary at a later date causing minimal damage to the historic building.
- G) New additions will be compatible with the historic building in regards to materials, mass, color, and fenestration, but they should be easily recognizable as new additions. For example, instead of using windows with fanlights use blind arches of brick to reference the historic fenestration.
- H) New additions to historic buildings will require consultation with the State Historic Preservation Office (minimum 30 day review).



*The addition on the former Commissary building is easily interpreted as a modern addition and could be removed without sacrificing the integrity of the historic structure. This addition meets guidelines B, C, D, F, and G above.*



## 5.17 NEW CONSTRUCTION

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*The Bastogne Gables houses on the right are identified as historic because of the historic street trees, matching porches and setback, and historic building materials such as textured stucco, wood windows, and clay tile roofs. The houses on the left are new and compatible with the historic housing because modern materials were used that differentiate them from the historic while maintaining similar scale, style, and setback as the historic houses.*

Fort Bragg is like most cities and changes sometimes daily. Inevitably new construction will be necessary in the Old Post Historic District although it should be avoided if possible. A good example of new construction in and adjacent to the historic district is the newer Bastogne Gables houses. These are very similar in size, scale, massing, and materials as the historic Bastogne Gables houses, but modern windows were used in conjunction with modern stucco and asphalt shingle roofs instead of terra cotta tile roofs. The result is modern housing that is compatible with the historic housing and the district as a whole. New construction, like additions, should also be planned and built in such a way that if removed in the future it will not damage the integrity of the historic district. It is not desired for new buildings to replicate the existing buildings within the district. Contemporary designs can be built with similar features as the historic buildings in the district resulting in a recognizably new but compatible building. It is important to understand the impact of the new construction to the historic district prior to planning the project. Items to consider include site, setback, placement, landscape, paving patterns, style, design, materials, details, size, and scale.

## Guidelines for New Construction:

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- A) Avoid new construction in the OPHD.
- B) New construction within the historic district will require consultation with the State Historic Preservation Office (minimum 30 day review).
- C) New construction should be contemporary in design so that it reflects its time. It is not appropriate to replicate historic buildings and create a false sense of history.
- D) Consult the guidelines for view sheds, community plan, streetscape, site features, landscape, plantings, paving patterns, parking, lighting, and archaeology before siting a new construction project in the Old Post Historic District.
- E) New construction will be planned to avoid damage to topography, site features, mature trees, and views and vistas.
- F) Historic setbacks, siting, space between buildings, and orientation should be similar in new construction projects.
- G) New construction will be compatible with the height, width, scale, massing, and shape of surrounding buildings.
- H) New construction materials will be compatible with the color, detail, finish, composition, pattern and scale of the building materials within the historic district.
- I) Protect existing historic landscaping, plantings, and mature trees from new construction projects.
- J) Receive approval for new construction projects from the NEPA office and applicable Environmental Branches before planning a project.
- K) New construction projects within or adjacent to the Old Post Historic District should plan for adequate landscaping to buffer or shield the view from the district. See Section 6.1 for more information on view sheds.

*The Polo Field Latrine design meets the design guide for new construction and was approved by the State historic Preservation Office. The design borrows elements from the historic bus station near the Polo Field and uses modern materials to identify it as a modern building.*



## 5.18 ACCESSIBILITY AND PUBLIC SAFETY

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*This handicap ramp is the model for historic buildings. The designer's incorporated the topography of the site to form the sidewalk into a handicap ramp that is both sensitive to the historic architecture and appealing in appearance.*

Fort Bragg was built in the early twentieth century with active duty soldiers in mind. The face of the OPHD during business hours has changed to a large civilian population. As more and more of the business of the military is handled by civilian employees the need for accessibility is also becoming necessary. The passage of the Americans with Disabilities Act (ADA) in 1990 requires access to buildings open to the public. In most cases, creating accessibility to a historic building is a challenge and requires careful planning. In many instances, accessibility can be created without compromising historic integrity.

Public safety is another factor in future planning in the Old Post Historic District. Allowing for more than one system of egress in case of an emergency is another consideration in historic buildings. Many elements must be taken into consideration when planning accessibility and public safety including the building materials, walls, entrances, porches, walkways, drives, topography, plantings, and site. In addition to the ADA, the building and fire codes must also be considered; however, all of the above offer some flexibility regarding historic buildings. Planning is key to a successful project. It may be necessary to consult with the State Historic Preservation Office to gain current information regarding these issues.

## **Guidelines for Accessibility and Public Safety:**

- A) Evaluate the building's character defining features before designing the changes, then review the impact of the proposed changes to those features.
- B) Preserve significant building materials, features, and details.
- C) Retain significant site features such as topography, landscaping, plantings, and trees.
- D) Locate ramps and lifts on secondary elevations to be sensitive to the integrity of the building, setting, and district.
- E) Use compatible plantings to screen or buffer ramps and lifts from the street.
- F) Materials used for handrails will be compatible with similar elements on the buildings of use. For example, the barracks buildings should use pipe railing.
- G) Elevators will be planned as reversible exterior additions to the rear of historic buildings within the historic district.
- H) Fire escapes, fire doors, and secondary entrances should be located on rear facades or the least character defining portion of the building or least visible from the rest of the district. Portable, temporary drop-down ladders should be used whenever possible.
- I) Utilize reversible accessibility plans whenever possible.
- J) Install automatic door openers on historic doors rather than replacing historic doors.



*This wheel chair lift, temporary stair and deck illustrate a way to provide accessibility to one of the former barracks buildings on Macomb Street without permanently changing the original first floor porch and compromising the integrity of the building.*



## 5.19 UTILITIES / ENERGY EFFICIENCY

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The Old Post Historic District was designed and built for utility and energy efficiency in the early Twentieth century. Before climate control, buildings were built to provide adequate ventilation and minimal climate control. Several elements of buildings provide relief from the heat including porches, cross ventilation patterns from windows, and masonry construction. In addition, trees provide shade from the summer sun and shelter from winter winds. There are many ways to incorporate modern utilities and energy efficiency into the buildings in the Old Post Historic District.



*This HVAC unit has been appropriately hidden from view due to the addition of plantings*

### **Guidelines for Utilities / Energy Efficiency:**

- A) Maintain and preserve historic energy efficient features including windows, porches, and trees.
- B) Storm windows and doors can be installed to protect historic windows and improve energy efficiency. Storm windows must have a narrow profile and be finished in the same color as the window. Storm windows must not obscure the window configuration. For example, if the window is a double-hung window, the storm window should have a divider that matches the existing sash. Storm doors should be full-light to allow clear view of character-defining features. Storm windows and doors should also be installed in a manner that will not damage the existing window or frame.
- C) Install new mechanical systems in a manner that cause the least amount of change to the building's site, materials, features, and details.
- D) Mechanical equipment like generators, above-ground storage tanks and HVAC units should be placed at the rear of the building in the least obvious place and screened from view. They should not be visible from the street or pedestrian walkways.
- E) Antennas, satellite dishes, solar collectors, ventilators, and other mechanical equipment should not be placed on rooftops that are visible from the street or pedestrian walkways. These items should be placed at the rear or a less obtrusive place and screened from view.
- F) Window unit air conditioners should be placed in the rear elevation.
- G) Utility systems to include power lines, telephone lines, and cable lines should be placed underground if possible. The biggest threat to power lines in North Carolina is ice and wind, underground utilities will eliminate this threat. However, care should be taken to protect landscape and archaeological sites and features.

## 5.20 ACCESSORY BUILDINGS & RECREATIONAL STRUCTURES

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*The garages at Bastogne Gables are historic accessory buildings that contribute to the significance of the Old Post Historic District and should be maintained.*

Historic accessory buildings are found throughout the OPHD. Detached group garages are located on rear service alleys in all housing areas and behind the (former) Field Artillery Board Headquarters. The garages are from two-to-six-bays wide and match the architectural style of the main structures and mirror the stucco walls and terra cotta roofs. Originally, the garage doors were wood paneled doors with a row of six lights along the top. Most of the doors have been replaced with vinyl doors in recent years. Remaining original wood doors should be maintained and preserved. Sheds and storage units are not permitted in the Old Post Historic District including the housing areas. The homes in Normandy Heights and Bastogne Gables are built atop basements and historically have not had other storage units on the property.

In the administrative areas of the district, temporary storage facilities have been permitted with the understanding that they are temporary. All requests for temporary storage facilities require clearance from the CRMP and DPW. Another type of structure evident in the district is recreational structures for physical training and playgrounds. Smoking shelters also fall into this category. A standard smoking shelter design has been approved and used in the district and meets the IDG. These also require approval from the CRMP. In most cases it is best to locate these types of structures near the rear or secondary elevation of the building. In addition, landscaping can soften and buffer the appearance of recreational structures. For additional information see Section 6.3 Streetscape, Site Features, Landscape and Plantings and 6.16 New Construction.



## **Guidelines for Accessory Buildings and Recreational Structures:**

- A) Preserve and maintain garages or accessory buildings that contribute to the character of the historic building or district.
- B) Preserve and maintain the materials, details, and features of the accessory building or outbuilding.
- C) If a feature or element of a historic outbuilding must be replaced, replace only the deteriorated portion matching the original in design, scale, size, color, texture, and material.
- D) New prefabricated outbuildings should not be introduced into the OPHD. If new outbuildings are deemed necessary they will be sited similarly to the historic outbuildings and should be similar to the historic ones in size, form, scale, materials, and details. However, they will be differentiated from the historic structures by using asphalt shingle roofs, modern doors, and smooth stucco therefore not creating a false sense of history.
- E) Conex buildings should only be introduced if absolutely necessary and temporary. Avoid placing temporary accessory structures such as conex buildings on main thoroughfares or on grassy areas in the OPHD. Rather place them in parking lots behind buildings and obscured from vehicular and pedestrian view.
- F) Recreational structures and buildings include smoking shelters, exercise areas, barbeque areas, and playgrounds are not historic structures and will be treated as new construction. See section 6.16 New Construction for additional guidelines.



*This smoking shelter is the standard design acceptable for use in the OPHD. It is new construction and must meet those guidelines.*



*The recreational structures shown here promote physical fitness and can be installed in the OPHD with the appropriate placement and landscaping.*

## 5.21 DEMOLITION & MOVING

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*This demolition site is outside of the OPHD but is representative of building demolition.*

Demolition and or moving of historic structures from the historic district removes a piece of the district that can not be replaced. It also damages the historical interpretation of the district and leaves voids in the district. Every building in the historic district represents a piece of the district puzzle and tells a small part of Fort Bragg's history. It is important that these buildings are preserved for the enjoyment and education of future generations. Demolition and moving should only be considered as a last resort. Army regulations require the effective use of historic buildings. If no alternative use can be identified and the building must be removed, mitigation will be required. A formal mitigation plan and agreement with the State Historic Preservation Office will be necessary. The plan will have to be developed and approved by all parties before demolition or moving can begin.

### **Guidelines for Demolition and Moving:**

- A) All possible alternatives will be explored before choosing relocation or Demolition, an economic analysis and feasibility study is required under 36CFR800 to justify demolition of a historic building.
- B) If demolition or moving is necessary contact the CRMP immediately to begin mitigation planning.
- C) The CRMP will need the following information to prepare a mitigation plan for consultation with the SHPO:
  - 1) Site plan of the existing structure
  - 2) Site plan of the proposed site after removal of the building.
  - 3) Reason for removal versus re-use.
  - 4) Photographs of the area
- D) A mitigation plan will have to be approved and mitigation completed prior to demolition or removal of the building.

## **5.22 DEMOLITION BY NEGLECT**

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The Department of the Army is charged with re-using and preserving its historic resources under the National Historic Preservation Act of 1966. In other words, the army, as the owner of these buildings, must maintain them. Demolition by neglect is the deterioration of a historic building due to lack of maintenance. Over time lack of maintenance can cause deterioration, which can cause irreversible damage or demolition. Lack of maintenance and therefore demolition by neglect can eventually cause an adverse effect to the historic district and result in Fort Bragg non-compliance with the National Historic Preservation Act. Maintenance is essential to the well-being of the historic district and protection of Fort Bragg's history. The Cultural Resources Management Program monitors the buildings within the historic district and will notify the tenant or Commanding Officer of neglect within the OPHD.

### **Guidelines for Preventing Demolition by Neglect:**

- A) Maintain and preserve the historic buildings, their elements and features through routine inspection and repair using accepted preservation methods.
- B) Review each of the design guidelines.
- C) Work closely with CRMP to preserve and protect historic buildings.
- D) Routine inspection and preventative maintenance can prevent demolition by neglect. For example, maintaining clean gutters on all buildings can prevent water damage to roofs, woodwork, and walls.
- E) Demolition by neglect is a violation of AR200-1 and 36CFR800.

## 6 APPENDICES

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### 6.1 WORKS CONSULTED

Bishir, Catherine W., North Carolina Architecture, Chapel Hill, NC: University of North Carolina Press, 1990.

Bishir, Catherine W. and Michael Southern, A Guide to the Historic Architecture of Eastern North Carolina, Chapel Hill, NC: University of North Carolina Press, 1995.

Bucher, Ward, Dictionary of Building Preservation, New York, NY: John Wiley & Sons, Inc., 1996.

Fort Bragg Directorate of Public Works, Fort Bragg Installation Design Guide, Fort Bragg, NC: Directorate of Public Works, 2005.

Michael, Michelle A., Design Guidelines for Fayetteville's Historic Districts & Local Landmarks, Fayetteville, NC: Fayetteville Historic Resources Commission, 2000.

The Secretary of Interior's Standards for Rehabilitation, Preservation Assistance, National Park Service, U.S. Department of the Interior, 1990.

The Secretary of Interior's Standards for the Treatment of Historic Properties, Preservation Assistance, National Park Service, U.S. Department of the Interior, 1995.

Preservation Briefs 1-41, Preservation Assistance, National Park Service, U.S. Department of the Interior, 1978-2000.

## 6.2 SOURCES FOR ADDITIONAL INFORMATION

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Advisory Council for Historic Preservation (ACHP) <http://www.achp.gov/>.

Army Environmental Center (AEC) <http://aec.army.mil/usaec/>

Center for Environmental Management of Military Lands (CEMML)  
<http://www.cemml.colostate.edu/home.htm>

Fort Bragg Cultural Resources Management Program (CRMP)  
<http://www.bragg.army.mil/culturalresources/>

Fort Bragg Installation Design Guide (IDG)  
<http://www.bragg.army.mil/pwbc/idg/index.htm>

National Park Service (NPS) <http://www2.cr.nps.gov/planpres.htm>

North Carolina State Historic Preservation Office (NC SHPO)  
<http://www.hpo.dcr.state.nc.us/>

Secretary of interior Standards Guides for Rehabilitation  
<http://www.cr.nps.gov/hps/tps/standguide/>

## 6.3 OLD POST HISTORIC DISTRICT BUILDING LIST

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The following list contains all of the buildings documented to date in the Old Post Historic District. The list is arranged by building number as per the Real Property Records. The date of construction and the building status which means contributing (C) or noncontributing (N) building. In addition, the location of the building and a brief description are included.

Building #	Date / Status	Name	Location	Description
11139	1942C	Red Cross Bldg.	SW corner Macomb & Hamilton Sts	1-story brick Georgian Revival office building of tripartite form, with front frame portico.
11151	c1950N	Warehouse	SW corner Macomb & Sturgis sts	1-story side-gable frame warehouse with 6 garage bays, covered with vinyl siding..
11202	1933C	Theater	Macomb St., South side	Neoclassical Revival Flemish bond theater with front pedimented gable with fanlight, 6/6 sash, brick quoins and original marquis and ticket booth.
11216	1928C	House	23 Dyer St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
11242	1933C	Barracks	SE corner Macomb & Hamilton Sts	3-story brick Georgian Revival style barracks with stone frontispiece and other trim, cornerstone, 6/6 sash, and rear concrete porch which is infilled with brick.
11251	c.1950N	Vehicle shed	W side Sturgis St.	Side-gable frame open vehicle shed, 16 bays.
11309	1937N	Chapel annex	Sedwick St., North side	1-story stucco building with side gable, red tile roof. Remodeled c. 1970 and has lost integrity.
11317	1931C	House	21 Dyer St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.



Building #	Date / Status	Name	Location	Description
11326		Hospital	SW corner Macomb & Armistead Sts	Large tripartite 3-story brick Georgian Revival style building set on raised basement, with stone entrance frontispiece, stone quoins, and window trim. Replacement windows and composition roof. Now XVIII Airborne Corps HQ.
11333	1934C	Administration	SE corner Macomb & Armistead Sts	2-story brick Classical Revival office building with stone trim, including entrance frontispiece, quoins, and cornerstone. 6/6 sash.
11354	1934C	Garage	Behind FAB Office on Scott Street	One of 3 brick garages which form a courtyard behind FAB Office.
11418	1931C	House	19 Dyer St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
11434	1941C	Warehouse	SE corner Macomb & Armistead sts	Large 1-story brick warehouse with brick quoins, gable roof.
11454	1934C	Garage		One of 3 brick garages which form a courtyard behind FAB Office.
11455	1934C	Garage		One of 3 brick garages which form a courtyard behind FAB Office.
11460	ca. 1948C	Cleaning Plant	NW corner Scott & Knox Sts.	Former Cleaning Plant. Large Moderne style brick building with facade with rounded corners, metal casements, monitor roof. Large 1-story side addition. Now used as Car Care Center.
11510	1934C	Chapel	Sedwick St., North side	Classical Revival chapel with 3 staged steeple, red shingle roof, stucco finish and 1960s entrance, loggia.
11514	1934C	House	2 Jackson St.	1-story "ranch" style masonry officer's house, Spanish Eclectic style, with arched entrance, tile roof, attached garage.
11519	1931C	House	17 Dyer St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.

Building #	Date / Status	Name	Location	Description
11526	1970sN	Storage	Armistead St., West side	1-story brick storage building.
11548	1980sN	Garage	N side Scott St.	Large, side-gable, metal-sided garage.
11554	1934C	Office	NE corner Scott & Sturgis Sts.	Field Artillery Board. 2-story brick building on raised base-ment, of Neoclassical design with stone entrance trim & deco-rative balcony, 6/6 sash win-dows, cornerstone, and brick quoins.
11621	1931C	Nurses Quarters	Dyer St., North side	2-story stuccoed Spanish Colo-nial Revival style nurses' dormi-tory, with gabled front pavilion, classical stone entrance frontis-piece, replacement windows. Now known as Stimson Hall.
11715	1928C	House	12 Alexander St., east side	1-story "ranch" style masonry officer's house, Spanish Eclectic style, with arched entrance, tile roof, attached garage.
11720	1931C	House	15 Dyer St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
11806	1934C	House	2 Capron St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
11821	1931C	House	13 Dyer St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
11833	c.1980N	Office	SE cor. Armistead & Scott sts	1-story brick side-gabled office building.
11904	1939C	Garage	W side Capron St.	Spanish Colonial Revival style garage.
11906	c.1934C	House	4 Capron St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.

Building #	Date / Status	Name	Location	Description
11916	1928C	House	10 Alexander St., east side	1-story "ranch" style masonry officer's house, Spanish Eclectic style, with arched entrance, tile roof, attached garage.
11922	1931C	House	11 Dyer St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
11938	c.1950N	Barracks	S side Scott Street	3-story flat-roofed stuccoed concrete block barracks.
11939	c.1960N	Barracks	SW cor. Scott & Hamilton Sts	2-story brick International Style barracks with metal balcony around upper story
12105	c.1934C	House	6 Capron St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
12118	1928C	House	8 Alexander St., east side	1-story "ranch" style masonry officer's house, Spanish eclectic style, with arched entrance, tile roof, attached garage.
12123	1932C	House	9 Dyer St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
12224	1932C	House	7 Dyer St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
12305	1934C	House	8 Capron St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
12322	1932C	Garage	W side Dyer St.	Side-gable Spanish Colonial Revival style 2-bay garage, with tile roof.
12334	c.1950N	Barracks	interior of block	2-story flat-roofed stuccoed concrete block barracks with 1-story entrance lobby.
12336	c.1950N	Barracks	interior of block	2-story flat-roofed stuccoed concrete block barracks with 1-story entrance lobby.

Building #	Date / Status	Name	Location	Description
12405	1934C	House	10 Capron St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
12419	1928C	House	6 Alexander St., east side	1-story "ranch" style masonry officer's house, Spanish Eclectic style, with arched entrance, tile roof, attached garage.
12425	1932C	House	5 Dyer St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
12524	1932C	Garage	W side Dyer St.	Side-gable Spanish Colonial Revival style 2-bay garage with tile roof.
12532	c.1950N	Barracks	E side Armistead St	2-story flat-roofed stuccoed concrete block barracks with 1-story entrance lobby.
12539	c.1950N	Barracks	W side Hamilton St.	2-story flat-roofed stuccoed concrete block barracks with 1-story entrance lobby.
12621	1928C	House	4 Alexander St., east side	1-story "ranch" style masonry officer's house, Spanish Eclectic style, with arched entrance, tile roof, attached garage.
12722	1931C	House	2 Alexander St., east side	1-story "ranch" style masonry officer's house, Spanish Eclectic style with arched entrance, tile roof, attached garage.
12727	1931C	House	1 Dyer St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
12732	c.1950N	Barracks	NE cor. Armistead & Randolph Sts	2-story flat-roofed stuccoed concrete block barracks with 1-story entrance lobby.
12739	c.1950N	Barracks	NW cor. Randolph & Hamilton Sts	2-story flat-roofed stuccoed concrete block barracks with 1-story entrance lobby.
12825	1931C	Servant's Quarters	W side Dyer St.	1-story Spanish Eclectic-style quarters with attached garage, located behind 12727.

Building #	Date / Status	Name	Location	Description
12908	1970sN	Review Stand	E side Capron St. in Parade Ground	Small building with arched concrete walls supporting a cantilevered steel beam roof.
12913	1920C	Parade Field	Bounded by Alexander, Capron and Hunt Street	Large block laid out in 1920s as a chevron-shaped parade field.
12930	1960sN	"Iron Mike"	traffic circle at Armistead & Randolph Sts	Fiberglass statue to honor the Airborne Trooper, nicknamed "Iron Mike," sculpted in 1960s by Leah Hiebert.
13022	1928C	House	1 Hunt St., east side	1-story "ranch" style masonry officer's house, Spanish Eclectic style with arched entrance, tile roof, attached garage.
13122	1934C	Garage	W side Adams St.	1-story Spanish Colonial Revival style garage.
13126	1930C	House	2 Adams St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
13151	1950C	Bus Station	1351 Randolph St, south side	Side-gabled, minimal traditional style 2-bay, single piled bus station with dentiled cornice and skirt-roof supported by paired columns.
13220	1931C	House	3 Hunt St., east side	1-story "ranch" style masonry officer's house, Spanish Eclectic style with arched entrance, tile roof, attached garage.
13325	1930C	House	4 Adams St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
13329	1930C	House	7 Armistead St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
13405	1930C	House	18 Capron St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
13418	1928C	House	5 Hunt St., east side	1-story "ranch" style masonry officer's house, Spanish Eclectic style with arched entrance, tile roof, attached garage.

Building #	Date / Status	Name	Location	Description
13424	1930C	House	6 Adams St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
13520	1934C	Garage	W side Adams St.	1-story Spanish Colonial Revival style garage.
13523	1930C	House	8 Adams St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
13526	1930C	House	3 Adams St., east side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
13528	1934C	Garage	W side Armistead St.	Spanish Colonial Revival style garage.
13529	1930C	House	5 Armistead St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
13603	1939C	Garage	W side Capron St.	Spanish Colonial Revival style garage.
13605	1934C	House	20 Capron St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
13617	1928C	House	7 Hunt St., east side	1-story "ranch" style masonry officer's house, Spanish Eclectic style, with arched entrance, tile roof, attached garage.
13622	1930C	House	10 Adams St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
13625	1930C	House	5 Adams St., east side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
13706	1934C	House	22 Capron St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
13724	1930C	House	7 Adams St., east side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.



<b>Building #</b>	<b>Date / Status</b>	<b>Name</b>	<b>Location</b>	<b>Description</b>
13727	1931C	House	7 Hoyle St.	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
13729	1930C	House	3 Armistead St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
13806	1934C	House	24 Capron St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
13815	1928C	House	9 Hunt St., east side	1-story "ranch" style masonry officer's house, Spanish Eclectic style with arched entrance, tile roof, attached garage.
13820	1930C	House	12 Adams St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
13823	1930C	House	9 Adams St., east side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
13826	1931C	House	5 Hoyle St.	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
13914	1928C	House	11 Hunt St., east side	1-story "ranch" style masonry officer's house, Spanish Eclectic style with arched entrance, tile roof, attached garage.
13919	1931C	House	14 Adams St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
13922	1930C	House	13 Adams St., east side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
13924	1934C	Garage	W side Armistead St.	Spanish Colonial Revival style garage.
14018	1931C	House	16 Adams St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.

Building #	Date / Status	Name	Location	Description
14026	1931C	House	3 Hoyle St.	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14102	1934C	House	7 Pelham St., south side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14103	1934C	House	5 Pelham St., south side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14105	1934C	House	3 Pelham St., south side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14106	1934C	House	1 Pelham St., south side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14117	1931C	House	18 Adams St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14120	1931C	House	15 Adams St., east side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14123	1931C	House	1 Donelson St., east side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14127	1931C	House	1 Hoyle St.	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14204	1930C	Garage	S side Pelham St.	Spanish Colonial Revival style garage.
14207	1934C	House	26 Capron St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14213	1931C	House	13 Hunt St., east side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.

Building #	Date / Status	Name	Location	Description
14224	1931C	House	3 Donelson St., east side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14229	1931C	House	1 Armistead St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14304	1939C	Garage	S side Pelham St.	Spanish Colonial Revival style garage.
14313	1931C	House	6 Dupont Plaza	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14315	1931C	House	4 Dupont Plaza	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14316	1931C	House	20 Adams St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14319	1931C	House	17 Adams St., east side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14402	1934C	House	14 Dupont Plaza	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14404	1934C	House	12 Dupont Plaza	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14405	1934C	House	10 Dupont Plaza	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14407	1934C	House	8 Dupont Plaza	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14418	1931C	House	2 Dupont Plaza	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.

Building #	Date / Status	Name	Location	Description
14425	1931C	House	5 Donelson St., east side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14428	1935C	B.O.Q.	NW cor. Totten & Armstrong sts	Spanish Eclectic style 2-story bachelor officers' quarters, now Normandy House.
14520	1931C	House	4 Totten St.	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14522	1931C	House	2 Totten St.	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14720	1931C	House	3 Totten St.	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14722	1931C	House	1 Totten St.	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14725	1931C	House	7 Donelson St., east side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14818	1931C	House	1 Dupont Plaza	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14825	1931C	House	9 Donelson St., east side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14827	1935C	BOQ Garage	S side Totten St.	1-story stuccoed garage, 20 bays long, with side-gable terra-cotta tile roof. Originally served officers who lived in the Bachelors Officers Quarters across Totten St., but now used as offices.
14913	1931C	House	5 Dupont Plaza	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.

Building #	Date / Status	Name	Location	Description
14915	1932C	House	3 Dupont Plaza	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14919	1931C	House	4 Couchman St.	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
14930	1939C	Officers Club	SE corner Armistead & Totten sts	Large, architecturally imposing Spanish Eclectic style complex of stuccoed tile. Terra-cotta tile roof with picturesque massing dominated by a central 2-story block with tower, and decorative tilework ornamentation and wrought-iron balconies.
15002A	1939C	Duplex	11 Dupont Plaza, south side	Spanish Colonial Revival style duplex unit, 2-story, with ornate entrance, tile roof.
15002B	1939C	Duplex	13 Dupont Plaza, south side	Spanish Colonial Revival style duplex unit, 2-story, with ornate entrance, tile roof.
15004	1939C	Garage	Interior of block	Spanish Colonial Revival style garage.
15005A	1939C	Duplex	7 Dupont Plaza, south side	Spanish Colonial Revival style duplex unit, 2-story, with ornate entrance, tile roof.
15005B	1939C	Duplex	9 Dupont Plaza, south side	Spanish Colonial Revival style duplex unit, 2-story, with ornate entrance, tile roof.
15006	1939C	Garage	Interior of block	Spanish Colonial Revival style garage.
15007A	1939C	Duplex	28 Capron St.	Spanish Colonial Revival style duplex unit, 2-story, with ornate entrance, tile roof.
15007B	1939C	Duplex	30 Capron St.	Spanish Colonial Revival style duplex unit, 2-story, with ornate entrance, tile roof.
15014	1939C	Garage	Couchman St.	Large Spanish Colonial Revival style garage shared by Couchman, Donelson & Dupont Sts.
15017	1934C	House	3 Couchman St.	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.

Building #	Date / Status	Name	Location	Description
15020	1931C	House	2 Couchman St.	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
15024	1931C	House	11 Donelson St., east side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
15104	1939C	Garage	Interior of block	Spanish Colonial Revival style garage
15113	1934C	House	15 Hunt St., east side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
15118	1934C	House	1 Couchman St.	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
15123	1931C	House	13 Donelson St., east side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
15132	c.1960N	Officers Club Storage Bldg.	interior of block	1-story stuccoed, side-gable building
15202A	1939C	Duplex	38 Donelson St.	Spanish Colonial Revival style duplex unit, 2-story, with ornate entrance, tile roof.
15202B	1939C	Duplex	40 Donelson St.	Spanish Colonial Revival style duplex unit, 2-story, with ornate entrance, tile roof.
15205A	1939C	Duplex	34 Donelson St.	Spanish Colonial Revival style duplex unit, 2-story, with ornate entrance, tile roof.
15205B	1939C	Duplex	36 Donelson	Spanish Colonial Revival style duplex unit, 2-story, with ornate entrance, tile roof.
15207A	1939C	Duplex	32 Capron St.	Spanish Colonial Revival style duplex unit, 2-story, with ornate entrance, tile roof.
15207B	1939C	Duplex	34 Capron St.	Spanish Colonial Revival style duplex unit, 2-story, with ornate entrance, tile roof.
15214	1934C	House	26 Donelson St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.



<b>Building #</b>	<b>Date / Status</b>	<b>Name</b>	<b>Location</b>	<b>Description</b>
15215	1934C	House	24 Donelson St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
15216	1934C	House	22 Donelson St., west side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
15222	1931C	House	15 Donelson St., east side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
15321	1934C	House	17 Donelson St., east side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
15419	1934C	House	19 Donelson St., east side	2-story Spanish Colonial Revival style masonry officer's house with arched entrance stoop, tile roof, 2-story sun porch wing.
15420	1939C	Garage	E side Donelson St.	Spanish Colonial Revival style garage.
15503A	1939C	Duplex	37 Donelson St.	Spanish Colonial Revival style duplex unit, 2-story, with ornate entrance, tile roof.
15503B	1939C	Duplex	39 Donelson St.	Spanish Colonial Revival style duplex unit, 2-story, with ornate entrance, tile roof.
15505A	1939C	Duplex	33 Donelson St.	Spanish Colonial Revival style duplex unit, 2-story, with ornate entrance, tile roof.
15505B	1939C	Duplex	35 Donelson St.	Spanish Colonial Revival style duplex unit, 2-story, with ornate entrance, tile roof.
15507A	1939C	Duplex	29 Donelson St.	Spanish Colonial Revival style duplex unit, 2-story, with ornate entrance, tile roof.
15507B	1939C	Duplex	31 Donelson St.	Spanish Colonial Revival style duplex unit, 2-story, with ornate entrance, tile roof.
15509	1939C	Garage	Interior of block	Spanish Colonial Revival style garage
15604	1939C	Garage	Interior of block	Spanish Colonial Revival style garage

Building #	Date / Status	Name	Location	Description
15625	c.1965N	Golf Clubhouse	interior of block	1-story frame Japanese style building with low, spreading massing, and a large deck overlooking golf course.
15631	c.1960N	Swimming Pool	interior of block	Concrete swimming pool.
15632	c.1980N	Pool House	interior of block	1-story stuccoed, hipped-roof building with wide overhanging eaves.
15958	c.1990N	Bathroom	interior of block	Front-gabled, stuccoed bathroom.
16025	c.1930C	Golf Course		Ryder Golf Course, designed by C. C. McCuison, contains 18 holes.
21105	1927C	Barracks	Macomb St., North side	3-story brick Georgian Revival style artillery barracks, with parapet-gable ends, quoined stone entrances.
21114	1939C	Telephone Exchange	NW corner Jackson & Macomb Sts.	2-story stuccoed Moderne-style building with bands of 2nd story windows, classical entrance, and hipped roof.
21120	1939C	Barracks	Macomb St., North side	3-story Georgian Revival brick barracks with parapet gable ends and decorative brackets in eaves.
21127	1930C	Barracks	Macomb St. North side	3-story, 22-bay, Georgian Revival brick barracks with parapet gable ends and decorative brackets in eaves.
21133	1929C	Barracks	Macomb St., North side	3-story, Georgian Revival brick barracks with parapet gable ends and fronts.
21138	1929C	Barracks	Macomb St., North side	3-story, Georgian Revival brick barracks with parapet gable ends and 9 roof dormers.
21143	1934C	Guard House	NE corner Macomb & Hamilton Sts	2-story brick building, 9 bays wide, with side-gable roof with parapets, terra cotta tile roof and central recessed arcade of round-headed arches. Most of the openings were infilled.

Building #	Date / Status	Name	Location	Description
21144	c.1975N	Security Check	NE corner Macomb & Hamilton sts	Small brick security building.
21145	c.1980N	Warehouse	Macomb St., North side	1-story brick warehouse with no windows.
21148	1934C	Office	Macomb St., North side	2-story brick, flat-roofed building of Neoclassical design, with quoined corners, classical concrete entrance surround, 6/6 sash windows. Originally headquarters for Quartermaster Corps.
21246	1934C	Warehouse	Macomb St., North side	1-story brick annex to Quartermaster Corps office.
21249	1934C	Warehouse	Macomb St., North side	1-story brick annex to Quartermaster Corps office, connected by original cast-iron fence. Annex has matching quoins, but window openings are infilled.
21256	1934C	Commissary	NE corner Sturgis & Macomb Sts	2-story brick side-gabled building, 9 bays wide, with terra cotta roof. Aligned parallel to RR tracks at rear. Series of double doors on rear and sides, with concrete loading platforms. Originally the Quartermaster Corps Warehouse/ Commissary.
21343	1934C	Annex	NE corner Macomb & Hamilton Sts	Annex: 1-story brick side-gable parapeted kitchen and mess hall that originally served Guard House.
21361	1934C	Bakery	NW corner Macomb & Sturgis Sts	1-story brick, side-gabled building with parapet ends, large areas of metal casement windows, and Craftsman style entrance stoops. Originally the bakery.
21414	1943C	Barracks	Jackson St., West side	Temporary WWII barracks, Series 800 construction period with replacement windows and vinyl siding.
21423	c.1970N	Powerhouse	Interior	1-bay brick power plant.

Building #	Date / Status	Name	Location	Description
21549	1934C	Motor Repair/ Ordnance Shop	Interior of block	Large steel-frame shed with brick curtain walls, 36 bays long, with rail spur entering east gable end. Elegant Bauhaus style brick and concrete detailing.
21559	1941N	Warehouse	Interior of block	1-story wood frame warehouse.
21644	c.1980N	Garage	Hamilton St., East side	Large 1-story concrete block garage.
21653	1942N	Office	Sturgis St., West side	1-story wood frame office building, 12 bays wide with replacement windows and siding.
21705	1918N	Gym	Reilly St., East side	Gambrel-roofed frame gymnasium with replacement windows and aluminum siding. One of the few WWI+E173 buildings remaining.
21728	1929C	Barracks	Armistead St. West side	3-story, Georgian Revival brick barracks with parapet-gable ends and decorative brackets in eaves.
21731	1929C	Barracks	Armistead St., East side	3-story, Georgian Revival brick barracks with parapet-gable ends and decorative brackets in eaves.
21755	1934N	Warehouse	Sturgis St., East side	1-story wood frame warehouse.
21757	1934N	Office	Interior of block	1-story wood frame office.
21758	1937N	Warehouse	Interior of block	1-story wood frame warehouse.
21817	1940N	Barracks	Jackson St., West side	Standard 2-story temporary construction, although lacking the pent roof over 1st story windows. The 14-bay building has replacement windows and artificial siding. Temporary WWII building.
21843	1939C	Garage	Humphrey Place	Spanish Colonial Revival style stuccoed garage.

Building #	Date / Status	Name	Location	Description
21846	1931C	House	3 Humphrey Place, South side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
21847	1931C	House	1 Humphrey Place, South side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
21849	1931C	House	2 Humphrey Place, South side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
21944	1931C	House	5 Humphrey Place, South side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
21950	1931C	House	4 Humphrey Place, South side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
21951	1931C	House	5 Humphrey Place, South side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22015	c.1980N	Office	Jackson St., West side	1-story brick building.
22017	c.1950N	Bus Station	Jackson St., South side	1-story wood frame building with wrap-around porch.
22020	c.1950N	Office	Jackson St., South side	1-story, wood frame building.
22042	1939C	House	2 Hamilton St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22051	1939C	House	6 Humphrey Place, South side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch
22053	1942N	Office	Sturgis St., West side	1-story wood frame office building, 11 bays wide, with replacement windows and siding.
22055	1934C	Maintenance Bldg.	SE corner Sturgis & Woodruff sts	Large gable-fronted brick shed, 6 bays deep, with brick & concrete buttresses, metal casements.

Building #	Date / Status	Name	Location	Description
22142	1939C	House	Hamilton St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22144	1931C	House	7 Humphrey Place, South side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22145	1931C	House	8 Humphrey Place, South side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22205	1935C	Stable guard qtrs.	Woodruff St., North side	1-story Craftsman brick stable guard quarters.
22211	1935C	Stable guard qtrs	Woodruff St., North side	1-story Craftsman brick stable guard quarters.
22342	1931C	House	6 Hamilton St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22344	1930C	House	9 Humphrey Place, West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22351	1930C	House	10 Humphrey Place, East Side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22353	1930C	House	1 Sturgis St., West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22355	1939C	House	2 Sturgis St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22402	1935C	Stable	Reilly St., East side	1 and 2-story steel frame and brick mule stable.
22404	1935C	Stable	Woodruff St., North side	1 and 2-story steel frame and brick mule stable.
22405	1935C	Stable	Woodruff St., North side	1 and 2-story steel frame and brick mule stable.



Building #	Date / Status	Name	Location	Description
22406	1935C	Stable	Woodruff St., North side	1 and 2-story steel frame and brick mule stable.
22408	1935C	Stable	Woodruff St., North side	1 and 2-story steel frame and brick mule stable.
22409	1935C	Stable	Woodruff St., North side	1 and 2-story steel frame and brick mule stable.
22411	1935C	Stable	Woodruff St., North side	1 and 2-story steel frame and brick mule stable
22412	1935C	Stable	Woodruff St., North side	1 and 2-story steel frame and brick mule stable
22414	1935C	Stable	Woodruff St., North side	1 and 2-story steel frame and brick mule stable
22442	1931C	House	8 Hamilton St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22444	1930C	House	11 Humphrey Place, West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch
22451	1930C	Garage	Humphrey Place	Spanish Colonial Revival style stuccoed garage
22451	c.1934C	House	12 Humphrey Place, East Side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch
22453	1930C	House	3 Sturgis St., West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch
22455	1939C	House	4 Sturgis St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch
22542	1931C	House	10 Hamilton St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22544	1930C	House	13 Humphrey Place, West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch
22551	1939C	House	14 Humphrey Place, East Side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch

Building #	Date / Status	Name	Location	Description
22553	1930C	House	5 Sturgis St., West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22555	1939C	House	6 Sturgis St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22642	1931C	House	12 Hamilton St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22644	1930C	House	15 Humphrey Place, West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22651	1930C	House	16 Humphrey Place, East Side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22653	1930C	House	7 Sturgis St., West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22655	1939C	House	8 Sturgis St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22706	1935C	Blksmith shop	Interior of block	Side-gable 1-story brick building, 4 bays wide.
22711	1935C	Blksmith shop	Interior of block	Side-gable 1-story brick building, 4 bays wide.
22742	1931C	House	14 Hamilton St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22744	1930C	House	17 Humphrey Place, West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22751	1930C	House	18 Humphrey Place, East Side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22753	1939C	House	9 Sturgis St., West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22755	1939C	House	10 Sturgis St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.

Building #	Date / Status	Name	Location	Description
22802	1935C	Stable	Reilly St., East side	1 and 2-story steel frame and brick mule stable.
22803	c.1980N	vehicle shed	Interior of block	Large steel frame open shed.
22814	1935C	Stable	Jackson St., West side	1 and 2-story steel frame and brick mule stable.
22842	1931C	House	16 Hamilton St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22844	1930C	House	19 Humphrey Place, West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22851	1933C	House	20 Humphrey Place, East Side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22853	1939C	House	11 Sturgis St., West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22855	1939C	House	12 Sturgis St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22942	1931C	House	18 Hamilton St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22944	1930C	House	21 Humphrey Place, West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22951	1934C	House	22 Humphrey Place, East Side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22953	1939C	House	13 Sturgis St., West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
22955	1939C	House	14 Sturgis St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23042	1931C	House	20 Hamilton St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23044	1932C	House	23 Humphrey Place, West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.

Building #	Date / Status	Name	Location	Description
23051	1934C	House	24 Humphrey Place, East Side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23053	1939C	House	15 Sturgis St., West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23055	1939C	House	16 Sturgis St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23138	1940C	Water tower	Hamilton St., West side	Concrete Moderne style water tower, designed by J. N. Pease & Co. of Charlotte and built in 1940 by MacDonald Engineering Co., Chicago.
23142	1932C	House	22 Hamilton St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23144	1933C	House	25 Humphrey Place, West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23151	1934C	House	26 Humphrey Place, East Side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23153	1939C	House	17 Sturgis St., West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23155	1939C	House	18 Sturgis St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23202	1935C	Stable	Reilly St., East side	1 and 2-story steel frame and brick mule stable.

Building #	Date / Status	Name	Location	Description
23212	1935C	Stable	Jackson St., West side	1 and 2-story steel frame and brick mule stable.
23214	1935C	Stable	Jackson St., West side	1 and 2-story steel frame and brick mule stable.
23242	1932C	House	24 Hamilton St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23244	1933C	House	27 Humphrey Place, West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23251	1934C	House	28 Humphrey Place, East Side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23253	1939C	House	19 Sturgis St., West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23255	1939C	House	20 Sturgis St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23342	1932C	House	26 Hamilton St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23344	1933C	House	29 Humphrey Place, West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23351	1933C	House	30 Humphrey Place, East Side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23353	1933C	House	21 Sturgis St., West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23355	1939C	House	22 Sturgis St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.

Building #	Date / Status	Name	Location	Description
23440	1939C	House	25 Hamilton St., West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23451	1933	Garage	Private access drive east of Humphrey Pl.	Side-gable Spanish Colonial Revival style stuccoed 6-bay garage with replacement composite roof. 24, 26, 28, 30 Humphrey, 15, 17 Sturgis.
23453	1933C	Garage	Sturgis St., West side	Spanish Colonial Revival style stuccoed garage.
23540	1939C	House	27 Hamilton St., West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23542	1939C	Garage	Hamilton St., East side	Spanish Colonial Revival style stuccoed garage.
23551	1939C	Garage	Humphrey Place	Spanish Colonial Revival style garage.
23553	1939C	Garage	Sturgis St., West side	Spanish Colonial Revival style stuccoed garage.
23555	1939C	House	24 Sturgis St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23602	1935C	Stable	Reilly St., East side	1 and 2-story steel frame and brick mule stable.
23612	1935C	Stable	Jackson St., West side	1 and 2-story steel frame and brick mule stable.
23614	1935C	Stable	Jackson St., West side	1 and 2-story steel frame and brick mule stable.
23640	1939C	House	29 Hamilton St., West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23642	1933C	House	30 Hamilton St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.



Building #	Date / Status	Name	Location	Description
23644	1933C	House	31 Humphrey Place, West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23651	1933C	House	32 Humphrey Place, East Side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23653	1933C	House	25 Sturgis St., West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23655	1939C	House	26 Sturgis St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23740	1939C	House	31 Hamilton St., West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23742	1933C	House	32 Hamilton St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23744	1933C	House	33 Humphrey Place, West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23751	1933C	House	34 Humphrey Place, East Side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23753	1933C	House	27 Sturgis St., West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23755	1939C	House	28 Sturgis St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23810	1960sN	Maintenance shed	Letterman St., South side	Large concrete block side-gable building.
23840	1939C	House	33 Hamilton St., West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23842	1933C	House	34 Hamilton St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.

Building #	Date / Status	Name	Location	Description
23844	1933C	House	35 Humphrey Place, West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23851	1933C	House	36 Humphrey Place, East Side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23853	1933C	House	29 Sturgis St., West side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
23855	1939C	House	30 Sturgis St., East side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
24044	1928C	House	24 Letterman St., North side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
24045	1928C	House	22 Letterman St., North side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
24046	1928C	House	20 Letterman St., North side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
24047	1928C	House	18 Letterman St., North side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
24048	1928C	House	16 Letterman St., North side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
24049	1928C	House	14 Letterman St., North side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
24050	1928C	House	12 Letterman St., North side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
24051	1933C	House	10 Letterman St., North side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch
24052	1933C	House	8 Letterman St., North side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.
24053	1939C	House	6 Letterman St., North side	1-story stuccoed Bungalow with terra cotta tile roof, 6/6 sash, and front porch.

Building #	Date / Status	Name	Location	Description
83710	1934C	Ordnance Warehouse	E side Knox St.	Ordnance Warehouse, now Printing Service. 1-story brick 10-bay long building with stepped gable ends, located adjacent to RR tracks.
84003	1943C	Train Station	NE corner RR tracks and Knox St.	Concrete block building with 2-story office section and 4-bay 1-story storage section. Terra cotta roof, metal casements.
84513	c.1970N	Shed	Woodruff St, South side	Small concrete block front-gable shed.
84608	1935C	Stable	Woodruff St, south side	Steel frame and brick stable with 2-story front section and 1-story stable area. Originally stabled Quartermaster Corps animals.
84613	1935C	Stable	Woodruff St, south side	Steel frame and brick stable with 2-story front section, now covered with corrugated metal, and 1-story stable area. Originally stabled Quartermaster Corps animals.
84807	1935C	Stable Guard Quarters	Woodruff St, south side	1-story brick, side-gable building with hipped front porch, 6/6 sash. This quartered the stable guards.
84811	C.1980N	Vehicle Shed	Woodruff St, south side	Steel frame vehicle shelter.
84813	1935N	Stable	SW corner Woodruff & A Sts	Steel frame and brick stable, now stuccoed and remodeled. Originally stabled Quartermaster Corps animals. This has lost integrity.
15230	1948N	Officers Club Swimming Pool	S side Totten St	Wading pool, concrete, 23'x 33'x 2' deep
15430	1948N	Officers Club Swimming Pool	S side Totten St	Swimming pool, concrete, 136'4"x 46'2"

Building #	Date / Status	Name	Location	Description
No #	c.1980N	Storage Shed	interior of block	Metal quonset hut in which golf carts are stored.
No #	c.1965N	Tennis Shed	interior of block	Small, 1-story frame, gabled building beside tennis courts
No #	c.1980N	Shed	interior of block	1-story gabled building with metal siding and metal roof used for golf course maintenance materials.
No #	c.1980N	Latrine	interior of block	Small frame bathroom located adjacent to fairway.
No #	c.1960N	Shed	interior of block	Frame, 7-bay gabled shed for maintenance vehicles for golf course.
No #	1926C	Polo Field	Bounded by Hamilton, Randolph, Knox & Scott Sts	Large block laid out in 1926 as polo field. Bordered by hardwood trees. Now soccer fields.
No #	1940N	Warehouse	Ord St., West side	1-story wood frame warehouse, 15 bays long, parallel to rail spur in rear. Gabled with corrugated metal siding, 6/6 sash windows, concrete block piers, ridge turbines. Renovated ca. 1990 and has lost integrity.
No #	1940N	Warehouse	Ord St., West side	1-story wood frame warehouse, 15 bays long, parallel to rail spur in rear. Gabled with corrugated metal siding, 6/6 sash windows, concrete block piers, ridge turbines. Renovated ca. 1990 and has lost integrity.